CARBONDALE BOARD OF TRUSTEES
REGULAR MEETING
JULY 14, 2020

VIRTUAL MEETING
6:00 P.M.

ATTENTION: Due to the continuing threat of the spread of the COVID-19 Virus, all regular Carbondale Board of Trustee Meetings, Special Meetings, Executive Sessions and Works Sessions will be conducted virtually. If you have a comment concerning one or more of the Agenda items please email cderby@carbondaleco.net by 5:00 pm on July 14, 2020.

If you would like to comment during the meeting please email cderby@carbondaleco.net with your full name and address by 5:00 pm on July 14, 2020. You will receive instructions on joining the meeting on line prior to 6:00 p.m. Also, you may contact cderby@carbondaleco.net to get a phone number to listen to the meeting, however, you will be unable to make comments.

You may also watch a live streaming of the meeting on You Tube. Search Town of Carbondale July 14, 2020 meeting. Please be aware that you will experience a 15-30 second delay.

ZOOM INVITE INFO:

When: Jul 14, 2020 05:30 PM Mountain Time (US and Canada)
Topic: Carbondale Board of Trustees 7-14-2020 Regular Meeting

Please click the link below to join the webinar:
https://us02web.zoom.us/j/89542147007

Or iPhone one-tap :
US: +13462487799,,89542147007# or +16699006833,,89542147007#
Or Telephone:
Dial(for higher quality, dial a number based on your current location):
US: +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 or +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592
Webinar ID: 895 4214 7007
International numbers available: https://us02web.zoom.us/u/kqaORSlYb

COMMUNITY HERO AWARD

TIME*		ITEM	DESIRED OUTCOME
6:05	1.	Roll Call	
6:05	2.	Consent Agenda a. Accounts Payable b. BOT 6-16-20 Joint Work Session Minutes c. BOT 6-16-20 Work Session Minutes d. BOT 6-23-20 Regular Meeting Minutes	 ATTACHMENT A ATTACHMENT B ATTACHMENT C ATTACHMENT D

		e. Recommendation for Appointment – Environmental Board **f. Liquor license Renewal – Mings** **g. Amendment no. 2 to the Professional Services Agreement For the Crystal River Restoration Project**	**ATTACHMENT E** **ATTACHMENT F** **ATTACHMENT G** **BOT Action Desired**
6:10	**3.**	**Persons Present Not On The Agenda**	
6:20	**4.**	**Trustee Comments**	
6:35	**5.**	**Attorney's Comments**	
6:40	**6.**	**<u>Public Hearing</u> – Self-Storage Parking – Amendment to the Unified Development Code**	**ATTACHMENT H** **BOT Action Desired**
7:00	**7.**	**<u>Public Hearing</u> – General Rezoning** **Applicant: Carbondale Center Place, LLC** **Location: 900-958 Highway 133 and 1201 Colorado Avenue (Sopris Shopping Center and Sopris Self-Storage)**	**ATTACHMENT I** **BOT Action Desired**
7:40	**8.**	**AVLT Coffman Ranch**	**ATTACHMENT J** **BOT Action Desired**
7:50	**9.**	**Police Policies Review/Update**	**ATTACHMENT K** **Discussion**
8:50	**10.**	**579 Main Street Lease**	**ATTACHMENT L** **BOT Action Desired**
9:00	**11.**	**Correspondence/Minutes** **a. Environmental Board 5-20-20 Minutes** **b. Planning & Zoning 6-11-20 Minutes** **c. Bike-Pedestrian-Trails 6-1-20 Minutes**	**ATTACHMENT M** **Information Only**
9:00	**12.**	**Adjourn**	

*** Please note: times are approximate**

Board of Trustees Agenda Memorandum

Item No: Attachment A

Meeting Date: 07.14.2020

TITLE: Accounts Payable

SUBMITTING DEPARTMENT: Finance

ATTACHMENTS: Accounts Payable for 07.14.2020

DISCUSSION: The accounts payable include the pass-through grant for the Hope Center for $22,287.50. Public Works and Utilities are getting new radios from Two Way Communications for $39,300.00. Roaring Fork Engineering is being paid $10,360.37 this month for Red Hill and $11,017.50 for the Wastewater Treatment Plant Clarifier and Pump project. $20,000.00 is being paid to Big Country Electrical for the Crystal Well generator. Mueller Construction is being paid $61,845.00 for pay application #1 on the Roaring Fork Treatment Plant capacity expansion. Trash service provided by the Town in June cost $48,286.82 and is being paid to Mountain Waste and Recycle.

The payroll for 6.26.2020 was $178,104.98. Tax liability for the town was $10,334.88. Pension and Retirement liability was $11,298.92.

If you have any questions concerning the Accounts Payable, please contact me.

Renae

Vendor	Vendor Name	GL Acct No / Description	Invoice No	PO No	Invoice Date	Amount
01-2177 GARNISHMENTS PAYABLE						
19540	FAMILY SUPPORT REGISTRY	GARNISHMENT	20200626	13652	06/26/2020	227.07
Total 01-2177:						227.07
01-4310-3410 UTILITIES						
25760	HOLY CROSS ENERGY	RV PARK	20200626	13648	06/26/2020	311.19
01-4310-3410 UTILITIES						
25760	HOLY CROSS ENERGY	STREET LIGHTS	20200626	13648	06/26/2020	519.50
Total 01-4310-3410:						830.69
01-4520-3410 UTILITIES						
25760	HOLY CROSS ENERGY	CO MDW PARK TIMER	20200626	13648	06/26/2020	6.00
Total 01-4520-3410:						6.00
01-4525-3410 RV PARK UTILITIES						
25760	HOLY CROSS ENERGY	RV PARK	20200626	13648	06/26/2020	376.86
Total 01-4525-3410:						376.86
31-4335-3410 UTILITIES						
25760	HOLY CROSS ENERGY	UTIL ADMIN 1/2	20200626	13648	06/26/2020	106.66
31-4335-3410 UTILITIES						
25760	HOLY CROSS ENERGY	SEWER PLANT	20200626	13648	06/26/2020	4,198.13
Total 31-4335-3410:						4,304.79
41-4336-3410 UTILITIES						
25760	HOLY CROSS ENERGY	UTIL ADMIN 1/2	20200626	13648	06/26/2020	106.66
Total 41-4336-3410:						106.66
Grand Totals:						5,852.07

Vendor	Vendor Name	GL Acct No Description	Invoice No	PO No	Invoice Date	Amount
00-1017	UTILITY CASH CLEARING ACCOUNT					
19847	FIELD, JAMES	UTILITY REFUND ACCOUNT #20	071420	94743	07/02/2020	97.84
00-1017	UTILITY CASH CLEARING ACCOUNT					
23385	GRANGE, RICHARD & KARLEN	UTILITY REFUND ACCOUNT 107	071420	94736	07/02/2020	97.77
00-1017	UTILITY CASH CLEARING ACCOUNT					
39465	PFLUGER, DEBORAH & BRADL	UTILITY REFUND ACCOUNT #20	071420	94737	07/14/2020	47.50
	Total 00-1017:					243.11
01-2200	STREET CUT DEPOSITS					
76385	LITTLE DIGS EXCAVATIONS INC	ST. CUT PERMIT REFUND	1164191	25632	06/19/2020	2,200.00
	Total 01-2200:					2,200.00
01-32-21	BUILDING PERMIT FEES					
38906	Renewal by Anderson	BUIDING PERMIT REFUND	B20-000010	13651	06/23/2020	80.00
	Total 01-32-21:					80.00
01-33-29	GRANTS					
38896	ASPEN HOPE CENTER	CRISIS ASSISTANCE	CPD.0177.5	66815	07/03/2020	22,287.50
	Total 01-33-29:					22,287.50
01-34-73	RECREATION FEES					
38918	ENZER, APRIL	REFUND FOR PROGRAM CANC	207478	102190	06/04/2020	180.00
01-34-73	RECREATION FEES					
38920	SAMIKOGLU, GANIMET	REFUND FOR PROGRAM CANC	207928	102188	07/06/2020	60.00
	Total 01-34-73:					240.00
01-36-22	RV PARK FEES					
38919	BARTON, KURT	REFUND FOR RV PARK CANCE	WRSA-JH5E	102167	06/20/2020	50.00
01-36-22	RV PARK FEES					
38919	BEN-TSVI, YAARA	REFUND FOR RV PARK CANCE	WRSA-RO4	102165	07/01/2020	70.00
01-36-22	RV PARK FEES					
92859	BLAIR, DAVID	REFUND FOR RV PARK CANCE	WRSA-H0NC	102178	06/19/2020	242.00
01-36-22	RV PARK FEES					
38919	BLUHM, BARBARA	REFUND FOR RV PARK CANCE	WRSA-1R7S	102164	07/01/2020	190.00
01-36-22	RV PARK FEES					
38920	CARROLL, JOHN	REFUND FOR RV PARK CANCE	WRSA-4548	102161	07/06/2020	50.00
01-36-22	RV PARK FEES					
38918	CHANDLER, GREGG	REFUND FOR RV PARK CANCE	WRSA-WFH	102182	06/19/2020	40.00
01-36-22	RV PARK FEES					
38920	CLARKE, BRENDAN	REFUND FOR RV PARK CANCE	WRSA-4FQT	102185	07/06/2020	70.00
01-36-22	RV PARK FEES					
38918	DETHOMAS, LARA	REFUND FOR RV PARK CANCE	WRSA-17W	102184	06/20/2020	30.00
01-36-22	RV PARK FEES					
38920	ELY, DARLENE	REFUND FOR RV PARK CANCE	WRSA-6DGK	102204	07/07/2020	70.00
01-36-22	RV PARK FEES					
38919	FREEMAN, TYLER	REFUND FOR RV PARK CANCE	WRSA-BCZ6	102171	06/29/2020	252.00
01-36-22	RV PARK FEES					
38919	GAINES, STEVE	REFUND FOR RV PARK CANCE	WRSA-14B8	102166	06/29/2020	160.00
01-36-22	RV PARK FEES					
38916	GREENFELD, DEBORAH	REFUND FOR RV PARK CANCE	WRSA-782Z	102174	06/30/2020	150.00
01-36-22	RV PARK FEES					
92716	HART, SHAWN	REFUND FOR RV PARK CANCE	WRSA-4VSY	102186	07/06/2020	40.00

Vendor	Vendor Name	GL Acct No Description	Invoice No	PO No	Invoice Date	Amount
01-36-22 RV PARK FEES						
92716	HART, SHAWN	REFUND FOR RV PARK CANCE	WRSA-4VSY	102177	06/23/2020	40.00
01-36-22 RV PARK FEES						
38919	LETTIERI, BRIAN	REFUND FOR RV PARK CANCE	WRSA-YGJH	102169	06/25/2020	80.00
01-36-22 RV PARK FEES						
38920	LONG, JACOB	REFUND FOR RV PARK CANCE	WRSA-EEJK	102163	07/01/2020	170.00
01-36-22 RV PARK FEES						
38919	LOVE, VICKY	REFUND FOR RV PARK CANCE	WRSA-1PXF	102172	06/29/2020	50.00
01-36-22 RV PARK FEES						
38919	MCKEE, REBECCA	REFUND FOR RV PARK CANCE	WRSA-H4V8	102170	06/26/2020	504.00
01-36-22 RV PARK FEES						
38920	MCMILLIAN, WILLIAM	REFUND FOR RV PARK CANCE	WRSA-YAX7	102160	07/03/2020	504.00
01-36-22 RV PARK FEES						
38920	MILLER, LUCAS	REFUND FOR RV PARK CANCE	WRSA-V48U	102187	07/07/2020	504.00
01-36-22 RV PARK FEES						
38918	ONDISH, CHRISTA	REFUND FOR RV PARK CANCE	WRSA-1OBU	102179	06/19/2020	282.00
01-36-22 RV PARK FEES						
38919	PALERMO, GENE	REFUND FOR RV PARK CANCE	WRSA-JQZ5	102168	06/25/2020	75.00
01-36-22 RV PARK FEES						
38917	PHILLIPS, JENNY	REFUND FOR RV PARK CANCE	WRSA-DUV	102176	06/24/2020	40.00
01-36-22 RV PARK FEES						
38920	PRIP, MARK	REFUND FOR RV PARK CANCE	WRSA-ED50	102159	07/01/2020	230.00
01-36-22 RV PARK FEES						
38918	REITMEYER, JENNIFER	REFUND FOR RV PARK CANCE	WRSA-OICN	102183	06/23/2020	190.00
01-36-22 RV PARK FEES						
38916	STEWART, EDWARD	REFUND FOR RV PARK CANCE	WRSA-10LS	102175	06/20/2020	40.00
01-36-22 RV PARK FEES						
38921	STROUP, CRAIG	REFUND FOR RV PARK CANCE	WRSA-19XG	102212	07/08/2020	110.00
01-36-22 RV PARK FEES						
38918	THOMPSON, JOHNNY	REFUND FOR RV PARK CANCE	WRSA-8FML	102173	06/29/2020	240.00
01-36-22 RV PARK FEES						
38921	TRENCHARD, MANDI	REFUND FOR RV PARK CANCE	WRSA-C302	102211	07/05/2020	110.00
01-36-22 RV PARK FEES						
38920	WARD, STEVE	REFUND FOR RV PARK CANCE	WRSA-1D63	102162	07/06/2020	30.00
01-36-22 RV PARK FEES						
38918	YOUNG, PAT	REFUND FOR RV PARK CANCE	WRSA-B357	102181	07/14/2020	160.00
01-36-22 RV PARK FEES						
38918	ZIERDEN, ROBERT	REFUND FOR RV PARK CANCE	WRSA-C6H3	102180	06/22/2020	412.00
Total 01-36-22:						5,185.00
01-4012-3520 ATTORNEY FEES						
25640	HOLLAND & HART LLP	GENERAL LEGAL	1822001, 18	13649	06/23/2020	2,180.00
01-4012-3520 ATTORNEY FEES						
25640	HOLLAND & HART LLP	GENERAL LEGAL	1822001, 18	13649	06/23/2020	1,237.50
Total 01-4012-3520:						3,417.50
01-4012-3521 ATTORNEY REIMBURSEABLE						
25640	HOLLAND & HART LLP	DEVELOPER REIMBURSABLE	1822001, 18	13649	06/23/2020	97.50
Total 01-4012-3521:						97.50
01-4111-3541 OTHER PROFESSIONAL SERVICES						
38910	QUEVEDO INTEPRETATIONS	CETF TRANSLATOR	1205	13664	07/14/2020	105.60

Vendor	Vendor Name	GL Acct No Description	Invoice No	PO No	Invoice Date	Amount
Total 01-4111-3541:						105.60
01-4121-3942 INTERPRETER						
16360	DE LEO, MARIA	INTERPRETER FOR MUNICIPAL	325	13656	06/30/2020	470.00
Total 01-4121-3942:						470.00
01-4150-3310 ADVERTISING						
48260	SOPRIS SUN	AD - MASK ON CARBONDALE	22935, 2292	13659	06/18/2020	160.00
01-4150-3310 ADVERTISING						
48260	SOPRIS SUN	AD - MASK ON CARBONDALE	22935, 2292	13659	06/18/2020	160.00
Total 01-4150-3310:						320.00
01-4191-3310 ADVERTISING						
48260	SOPRIS SUN	ADVISORY BOARD ADS	22382	13660	03/12/2020	160.00
Total 01-4191-3310:						160.00
01-4192-2110 OFFICE SUPPLIES						
69800	MITCHELL AND COMPANY	COMPUTER SUPPORT AND EQ	123871,1239	13663	06/30/2020	65.00
Total 01-4192-2110:						65.00
01-4192-3560 SOFTWARE SERVICES						
10460	CASELLE INC	MONTHLY SOFTWARE SUPPOR	103142	13668	07/01/2020	1,008.00
Total 01-4192-3560:						1,008.00
01-4192-3561 TOWN NETWORK						
10665	CEDAR NETWORKS	TOWN HALL INTERNET	304697	13662	07/01/2020	1,611.00
Total 01-4192-3561:						1,611.00
01-4192-3630 COMPUTER MAINTENANCE						
69800	MITCHELL AND COMPANY	COMPUTER SUPPORT	123871,1239	13663	06/30/2020	11,440.00
01-4192-3630 COMPUTER MAINTENANCE						
69800	MITCHELL AND COMPANY	COMPUTER SUPPORT	123871,1239	13663	06/30/2020	2,224.10
Total 01-4192-3630:						13,664.10
01-4194-2290 GENERAL SUPPLIES						
56350	WESTERN PAPER DISTRIBUTO	TOWN HALL CUSTODIAL SUPP	3742879	13647	06/17/2020	79.07
Total 01-4194-2290:						79.07
01-4194-3662 BLDG MAINT - THOMPSON HOUSE						
54790	VISION SECURITY	3RD QUARTER MONITORING	617177	13657	07/01/2020	75.00
Total 01-4194-3662:						75.00
01-4195-2200 DRUG & ALCOHOL TESTING						
36020	NAPA AUTO PARTS	RTV SILICONE SEALANT	464252,4646	25630	06/01/2020	16.99
Total 01-4195-2200:						16.99

Vendor	Vendor Name	GL Acct No Description	Invoice No	PO No	Invoice Date	Amount
01-4195-2290 GENERAL SUPPLIES						
36020	NAPA AUTO PARTS	SHOP RAGS	464252,4646	25630	06/01/2020	41.66
Total 01-4195-2290:						41.66
01-4195-2311 POLICE FUEL						
44140	ROARING FORK VALLEY COOP	POLICE FUEL	2022954	66816	07/07/2020	32.71
01-4195-2311 POLICE FUEL						
38913	WEX BANK	POLICE FUEL	65903164	66802	06/06/2020	754.10
Total 01-4195-2311:						786.81
01-4195-2312 ORDINANCE FUEL						
38913	WEX BANK	ORDINANCE FUEL	65903164	66802	06/06/2020	75.73
Total 01-4195-2312:						75.73
01-4195-2314 STREETS FUEL						
10720	CENEX FLEET FUELING	FUEL - STREETS	197180CL	25627	06/30/2020	977.59
Total 01-4195-2314:						977.59
01-4195-2315 PARKS FUEL						
10720	CENEX FLEET FUELING	FUEL - PARKS	197180CL	25627	06/30/2020	857.93
Total 01-4195-2315:						857.93
01-4195-2316 RECREATION FUEL						
10720	CENEX FLEET FUELING	FUEL - RECREATION	197180CL	25627	06/30/2020	95.11
Total 01-4195-2316:						95.11
01-4195-2321 POLICE MAINTENANCE						
15320	714 BUGGY CIRCLE LLC	CAR WASH TOKENS	1118	66810	06/24/2020	200.00
01-4195-2321 POLICE MAINTENANCE						
2260	AED AUTHORITY - DIVISION OF	AED MAINTENANCE	37200	66812	07/01/2020	2,400.00
01-4195-2321 POLICE MAINTENANCE						
10720	CENEX FLEET FUELING	FUEL - POLICE	197180CL	25627	06/30/2020	230.96
01-4195-2321 POLICE MAINTENANCE						
21180	GALLS AN ARAMARK CO LLC	1ST RESPONSE KIT	015780301	66800	06/03/2020	263.80
01-4195-2321 POLICE MAINTENANCE						
36020	NAPA AUTO PARTS	2013 FORD EXPLORER WIPER	464252,4646	25630	06/01/2020	32.67
01-4195-2321 POLICE MAINTENANCE						
36020	NAPA AUTO PARTS	2015 FORD EXPLORER OIL FILT	464252,4646	25630	06/01/2020	21.37
01-4195-2321 POLICE MAINTENANCE						
36020	NAPA AUTO PARTS	2015 FORD FUSION OIL, AIR FIL	464252,4646	25630	06/01/2020	45.89
01-4195-2321 POLICE MAINTENANCE						
36020	NAPA AUTO PARTS	2015 FORD FUSION CABIN FILT	464252,4646	25630	06/01/2020	18.41
Total 01-4195-2321:						3,213.10
01-4195-2324 STREETS MAINTENANCE						
19600	FARIS MACHINERY COMPANY	2012 ELGIN SWEEPER MAIN BR	G30249	25635	06/24/2020	646.20
01-4195-2324 STREETS MAINTENANCE						
19600	FARIS MACHINERY COMPANY	2012 ELGIN SWEEPER SKIRTIN	G30131	25642	05/21/2020	723.54
01-4195-2324 STREETS MAINTENANCE						
36020	NAPA AUTO PARTS	2020 WEED STEAMER ENGINE	464252,4646	25630	06/01/2020	11.58

Vendor	Vendor Name	GL Acct No Description	Invoice No	PO No	Invoice Date	Amount
01-4195-2324 STREETS MAINTENANCE						
36020	NAPA AUTO PARTS	2020 WEED STEAMER OIL FILT	464252,4646	25630	06/01/2020	11.21
01-4195-2324 STREETS MAINTENANCE						
36020	NAPA AUTO PARTS	2005 FORD F150 BATTERY	464252,4646	25630	06/01/2020	143.99
01-4195-2324 STREETS MAINTENANCE						
36020	NAPA AUTO PARTS	2005 FORD F150 BATTERY COR	464252,4646	25630	06/01/2020	18.00-
01-4195-2324 STREETS MAINTENANCE						
36020	NAPA AUTO PARTS	1997 CRACK PRO PINTLE EYE	464252,4646	25630	06/01/2020	86.29
01-4195-2324 STREETS MAINTENANCE						
36020	NAPA AUTO PARTS	1997 CRACKPRO TRAILER JAC	464252,4646	25630	06/01/2020	11.29
01-4195-2324 STREETS MAINTENANCE						
36020	NAPA AUTO PARTS	2008 GMC K3500 TAIL LIGHT	464252,4646	25630	06/01/2020	8.88
01-4195-2324 STREETS MAINTENANCE						
36020	NAPA AUTO PARTS	2008 GMC K3500 BATTERY CO	464252,4646	25630	06/01/2020	18.00-
01-4195-2324 STREETS MAINTENANCE						
44700	ROCKY MOUNTAIN SUPPLY CO	2012 ELGIN SWEEPER GUTTER	15424	25613	06/23/2020	607.50
01-4195-2324 STREETS MAINTENANCE						
52840	TWO WAY COMMUNICATIONS	RADIO STREET FLEET	10-01031	66808	06/30/2020	269.90
Total 01-4195-2324:						2,484.38
01-4195-2325 PARKS MAINTENANCE						
36020	NAPA AUTO PARTS	2007 1600 MOWER OIL,AIR,FUE	464252,4646	25630	06/01/2020	157.51
01-4195-2325 PARKS MAINTENANCE						
36020	NAPA AUTO PARTS	2017 BIG TEX TRAILER TRAILE	464252,4646	25630	06/01/2020	63.99
01-4195-2325 PARKS MAINTENANCE						
36020	NAPA AUTO PARTS	2016 2 TRAK MOWER BATTERY	464252,4646	25630	06/01/2020	62.84
01-4195-2325 PARKS MAINTENANCE						
36020	NAPA AUTO PARTS	2016 2 TRAK MOWER BATTERY	464252,4646	25630	06/01/2020	9.00-
01-4195-2325 PARKS MAINTENANCE						
36020	NAPA AUTO PARTS	2006 GATOR COOLANT HOSE	464252,4646	25630	06/01/2020	9.03
01-4195-2325 PARKS MAINTENANCE						
36020	NAPA AUTO PARTS	2007 JD 1600 MOWER VALVE S	464252,4646	25630	06/01/2020	1.44
01-4195-2325 PARKS MAINTENANCE						
76487	TWO VALLEY TIRE LLC	2007 JD 1660 MOWER FRONT T	28023	25622	06/25/2020	240.00
Total 01-4195-2325:						525.81
01-4195-2327 PUBLIC WORKS MAINTENANCE						
3860	AMERICAN WINDSHIELD REPAI	2011 FORD ESCAPE SIDE WIND	27289	25628	06/25/2020	215.00
Total 01-4195-2327:						215.00
01-4195-2330 TOOLS AND EQUIPMENT						
76416	ALL SEASONS RENTAL	SPRAY NOZZLES FOR HOTSY	85511	25621	06/24/2020	30.00
01-4195-2330 TOOLS AND EQUIPMENT						
36020	NAPA AUTO PARTS	TORX SOCKET SET	464252,4646	25630	06/01/2020	8.99
01-4195-2330 TOOLS AND EQUIPMENT						
36020	NAPA AUTO PARTS	TORX SOCKET SET	464252,4646	25630	06/01/2020	9.99
01-4195-2330 TOOLS AND EQUIPMENT						
36020	NAPA AUTO PARTS	RIVETER SET	464252,4646	25630	06/01/2020	79.99
01-4195-2330 TOOLS AND EQUIPMENT						
36020	NAPA AUTO PARTS	TORX SOCKET SET	464252,4646	25630	06/01/2020	8.99-
Total 01-4195-2330:						119.98

Vendor	Vendor Name	GL Acct No Description	Invoice No	PO No	Invoice Date	Amount
01-4195-3631 ST. PORT. EQUIPMENT MAINTENANC						
36020	NAPA AUTO PARTS	SPARK PLUGS	464252,4646	25630	06/01/2020	4.80
01-4195-3631 ST. PORT. EQUIPMENT MAINTENANC						
44000	ROARING FORK RENTALS INC	AIR FILTERS FOR DEMO SAWS	267758	25616	06/11/2020	148.00
Total 01-4195-3631:						152.80
01-4195-9410 TOOLS AND EQUIPMENT						
76416	ALL SEASONS RENTAL	HOSE AND WAND FOR HOTSY	85273	25615	06/17/2020	388.88
Total 01-4195-9410:						388.88
01-4210-2110 OFFICE SUPPLIES						
76368	PRINT WORKS	BUSINESS CARDS	105641	66804	05/12/2020	490.15
Total 01-4210-2110:						490.15
01-4210-3300 DUES AND PUBLICATIONS						
21530	GARFIELD COUNTY PUBLIC INF	PUBLIC INFORMATION OFFICE	071420	66801	06/19/2020	25.00
01-4210-3300 DUES AND PUBLICATIONS						
44520	ROCKY MOUNTAIN INFO NETW	MEMBERSHIP FEES	25547	66809	07/01/2020	50.00
Total 01-4210-3300:						75.00
01-4210-3700 TRAVEL AND CONFERENCE						
29530	KIRKLAND, WILLIAM	PER DIEM FOR TRAINING	071420	66798	05/27/2020	213.00
01-4210-3700 TRAVEL AND CONFERENCE						
45390	RUPP, BRANDYN	PER DIEM TRAINING	072620	66813	07/14/2020	329.00
Total 01-4210-3700:						542.00
01-4210-8000 FEDERAL GRANT EXPENSE						
54500	VERIZON WIRELESS	CELL PHONE TRIDENT	9856741644	66797	06/15/2020	40.01
Total 01-4210-8000:						40.01
01-4215-3450 TELEPHONE COSTS						
10665	CEDAR NETWORKS	PUBLIC WORKS INTERNET	304697	13662	07/01/2020	535.00
01-4215-3450 TELEPHONE COSTS						
54500	VERIZON WIRELESS	CELL PHONE CHARGES GEN	9856741644	66797	06/15/2020	941.46
Total 01-4215-3450:						1,476.46
01-4215-9450 RADIO EQUIPMENT						
52840	TWO WAY COMMUNICATIONS	PUBLIC WORKS & UTILITIES RA	10-01031	66808	06/30/2020	19,000.00
Total 01-4215-9450:						19,000.00
01-4298-2110 OFFICE SUPPLIES						
76368	PRINT WORKS	VIOLATION TAG	105641	66804	05/12/2020	529.00
Total 01-4298-2110:						529.00
01-4298-3700 TRAINING						
38908	MENDOZA, BENJAMIN	PER DIEM	071220	66799	07/12/2020	329.00

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Total 01-4298-3700:						329.00
01-4298-5310 DOG POUND BOARDING						
42620	RED HILL ANIMAL HEALTH CEN	DOG POUND BOARDING	062920	66811	06/29/2020	122.90
Total 01-4298-5310:						122.90
01-4310-3410 UTILITIES						
35420	MOUNTAIN WASTE & RECYCLI	20 YARD ROLL OFF UTILITIES	0002238282,	94738	07/01/2020	162.50
Total 01-4310-3410:						162.50
01-4310-3550 TREE MAINTENANCE						
5200	ASPEN TREE SERVICE INC	TREE PRUNING	46907	25619	06/24/2020	4,906.25
01-4310-3550 TREE MAINTENANCE						
5200	ASPEN TREE SERVICE INC	TREE PRUNING - BILLED TO NA	46907	25619	06/24/2020	156.25
Total 01-4310-3550:						5,062.50
01-4310-3581 LANDFILLING FEES						
11580	CITY OF GLENWOOD SPRINGS	LANDFILL - ticket 585689	585689, 585	25623	06/29/2020	146.07
01-4310-3581 LANDFILLING FEES						
11580	CITY OF GLENWOOD SPRINGS	LANDFILL - ticket 585643	585689, 585	25623	06/29/2020	202.56
01-4310-3581 LANDFILLING FEES						
11580	CITY OF GLENWOOD SPRINGS	LANDFILL	585689, 585	25623	06/29/2020	175.80
01-4310-3581 LANDFILLING FEES						
11580	CITY OF GLENWOOD SPRINGS	LANDFILL	585689, 585	25623	06/29/2020	350.00
01-4310-3581 LANDFILLING FEES						
11580	CITY OF GLENWOOD SPRINGS	LANDFILL	585689, 585	25623	06/29/2020	139.60
01-4310-3581 LANDFILLING FEES						
11580	CITY OF GLENWOOD SPRINGS	LANDFILL	585689, 585	25623	06/29/2020	436.25
Total 01-4310-3581:						1,450.28
01-4310-3682 STREET LIGHT MAINTENANCE						
41700	R & A ENTERPRISES OF CARB	GFI - MAIN ST. OUTLET	A33160	25633	06/18/2020	100.17
Total 01-4310-3682:						100.17
01-4310-3683 STREET MAINTENANCE						
23300	GRAND RIVER CONSTRUCTION	ASPHALT	19305	25637	07/03/2020	969.43
Total 01-4310-3683:						969.43
01-4310-3685 DRAINAGE MAINTENANCE						
56520	WESTERN SLOPE MATERIALS	CRYSTAL RD. SETTLEMENT AR	121400,1214	25631	06/27/2020	1,504.17
01-4310-3685 DRAINAGE MAINTENANCE						
56520	WESTERN SLOPE MATERIALS	CRYSTAL RD. SETTLEMENT AR	121400,1214	25631	06/27/2020	140.53
Total 01-4310-3685:						1,644.70
01-4310-7262 PUBLIC ARTS PROGRAM						
64325	DUNTON, MICHAEL	CPAC HONORARIUM	071420	25638	07/14/2020	100.00
Total 01-4310-7262:						100.00

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01-4310-9360 BIKE AND PEDESTRIAN PATHS						
23300	GRAND RIVER CONSTRUCTION	ASPHALT	19283	25617	06/17/2020	579.81
Total 01-4310-9360:						579.81
01-4318-3570 CONSULTANT FEE						
43790	ROARING FORK ENGINEERING	RED HILL	3838	25624	06/29/2020	10,360.37
Total 01-4318-3570:						10,360.37
01-4318-3630 EQUIP MAINT AND REPAIR						
76096	LEAF	PW RICOH COPIER LEASE	071420	25629	07/14/2020	145.00
01-4318-3630 EQUIP MAINT AND REPAIR						
76096	LEAF	PW RICOH COPIER LEASE	10749578	25614	06/19/2020	36.37
Total 01-4318-3630:						181.37
01-4318-3660 BLDG MAINTENANCE EXPENSE						
4280	APEX SECURITY	PW BUILDING	824790	25636	06/23/2020	115.00
01-4318-3660 BLDG MAINTENANCE EXPENSE						
35420	MOUNTAIN WASTE & RECYCLI	PW YARD	0002238281	25625	07/01/2020	1,528.49
Total 01-4318-3660:						1,643.49
01-4500-3300 DUES AND MEMBERSHIPS						
4775	ASCAP	MUSIC LICENCE FEE 2020 BAL	1000055294	102208	06/20/2020	11.94
Total 01-4500-3300:						11.94
01-4500-3310 ADVERTISING						
48260	SOPRIS SUN	AD YOUTH TENNIS INVOICE #2	22996, 2299	102193	06/25/2020	160.00
01-4500-3310 ADVERTISING						
48260	SOPRIS SUN	AD YOUTH HIKES INVOICE #22	22996, 2299	102193	06/25/2020	160.00
Total 01-4500-3310:						320.00
01-4500-3410 UTILITIES						
35420	MOUNTAIN WASTE & RECYCLI	RODEO GROUNDS ACCT 00648	0002238031	102194	07/01/2020	330.36
Total 01-4500-3410:						330.36
01-4500-3460 TOILET RENTAL						
35420	MOUNTAIN WASTE & RECYCLI	PARK TOILETS INVOICE #00022	0002238031	102194	07/01/2020	1,297.67
01-4500-3460 TOILET RENTAL						
35420	MOUNTAIN WASTE & RECYCLI	PARK TOILETS INVOICE #00022	0002238031	102194	07/01/2020	385.15
01-4500-3460 TOILET RENTAL						
35420	MOUNTAIN WASTE & RECYCLI	PARK TOILETS INVOICE #00022	0002238031	102194	07/01/2020	80.00
Total 01-4500-3460:						1,762.82
01-4520-2440 PARK MAINTENANCE SUPPLIES						
41080	PROPET DISTRIBUTORS	DOGI-POT BAGS INVOICE #125	130229	102202	06/19/2020	1,038.00
Total 01-4520-2440:						1,038.00
01-4520-2441 CEMETERY MAINT & SUPPLIES						
76116	OLDCASTLE SW GROUP INC.	DUMP FEE INVOICE #1354571	1354571	102206	06/29/2020	75.00

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Total 01-4520-2441:						75.00
01-4520-3410 UTILITIES						
35420	MOUNTAIN WASTE & RECYCLI	20 YARD ROLL OFF UTILITIES	0002238282,	94738	07/01/2020	54.17
Total 01-4520-3410:						54.17
01-4520-3550 TREE MAINTENANCE						
5200	ASPEN TREE SERVICE INC	TREE REMOVAL - INV. 46860	46860	25612	06/23/2020	1,775.00
01-4520-3550 TREE MAINTENANCE						
5200	ASPEN TREE SERVICE INC	TREE MAINTENANCE	47111	25634	07/06/2020	145.00
Total 01-4520-3550:						1,920.00
01-4520-3600 PARKS MAINTENANCE						
5940	B & R SEPTIC SERVICE INC	PUMP HISTORICAL BATHROOM	19374	102205	06/03/2020	100.00
Total 01-4520-3600:						100.00
01-4520-3684 TRAILS MAINTENANCE						
16880	DHM DESIGN	RED HILL TRAIL DESIGN INVOI	40680	102209	06/11/2020	4,067.99
Total 01-4520-3684:						4,067.99
01-4520-9370 CEMETERY IMPROVEMENT/MAINTENAN						
55020	WAGNER RENTS	EQUIPMENT FOR DIGGING GR	P8017101, P	102201	06/17/2020	549.62
Total 01-4520-9370:						549.62
01-4525-3410 RV PARK UTILITIES						
10802	CENTURYLINK	RV PARK INTERNET	071420	102210	07/14/2020	565.91
01-4525-3410 RV PARK UTILITIES						
35420	MOUNTAIN WASTE & RECYCLI	RV PARK INVOICE #0002239429	0002238031	102194	07/01/2020	350.93
01-4525-3410 RV PARK UTILITIES						
54500	VERIZON WIRELESS	CELL PHONE RV PARK	9856741644	66797	06/15/2020	17.80
Total 01-4525-3410:						934.64
01-4526-3410 BOAT RAMP UTILITIES						
35420	MOUNTAIN WASTE & RECYCLI	BOAT RAMP INVOICE #0002239	0002238031	102194	07/01/2020	380.00
Total 01-4526-3410:						380.00
01-4717-3530 TRASH COLLECTION						
35420	MOUNTAIN WASTE & RECYCLI	TOWN HALL TRASH	0002238292	13661	07/01/2020	151.55
Total 01-4717-3530:						151.55
01-4717-3980 RECYCLING OPERATIONS						
35420	MOUNTAIN WASTE & RECYCLI	TOWN HALL RECYCLING	0002238292	13661	07/01/2020	173.20
Total 01-4717-3980:						173.20
12-4210-3700 EDUCATION & TRAINING						
38918	CHACON, CIARA	PER DIEM	071420	1018218282	05/19/2020	240.00

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12-4210-3700 EDUCATION & TRAINING						
38905	LAZO, PAUL	HOTEL REIMBURSEMENT	78956	66803	06/08/2020	508.80
12-4210-3700 EDUCATION & TRAINING						
71680	RAMIREZ, ANNA KAREN	PER DIEM	071420	66807	06/09/2020	207.00
Total 12-4210-3700:						955.80
14-4800-7000 CHAMBER OF COMMERCE						
9780	CARBONDALE CHAMBER OF C	LODGING TAX	050120	13658	05/01/2020	4,618.21
Total 14-4800-7000:						4,618.21
31-4335-2210 CHEMICALS						
40300	POLYDYNE INC	CLARIFLOC POLYMER	1462597	94721	06/18/2020	2,254.32
Total 31-4335-2210:						2,254.32
31-4335-2310 VEHICLE FUEL						
10720	CENEX FLEET FUELING	FUEL - WASTEWATER	197180CL	25627	06/30/2020	947.17
31-4335-2310 VEHICLE FUEL						
44140	ROARING FORK VALLEY COOP	DYED DIESEL FOR WWTP GEN	T37629, 200	94744	06/09/2020	787.70
Total 31-4335-2310:						1,734.87
31-4335-2320 VEHICLE MAINTENANCE						
15615	CUES	CAMERA ASSEMBLY FREIGHT	564032	94732	06/26/2020	224.14
31-4335-2320 VEHICLE MAINTENANCE						
19600	FARIS MACHINERY COMPANY	PARTS TO REPAIR JET TRUCK	G30097	94716	06/08/2020	1,026.51
31-4335-2320 VEHICLE MAINTENANCE						
19600	FARIS MACHINERY COMPANY	PARTS	071420	13670	07/14/2020	483.81-
Total 31-4335-2320:						766.84
31-4335-2381 SLUDGE DISPOSAL						
39810	PITKIN COUNTY LANDFILL	BIO- SOLIDS	187574	94733	06/26/2020	181.50
31-4335-2381 SLUDGE DISPOSAL						
39810	PITKIN COUNTY LANDFILL	BIO- SOLIDS	189161	94747	07/06/2020	203.70
31-4335-2381 SLUDGE DISPOSAL						
39810	PITKIN COUNTY LANDFILL	BIO- SOLIDS	188482	94741	07/01/2020	214.50
31-4335-2381 SLUDGE DISPOSAL						
39810	PITKIN COUNTY LANDFILL	BIO- SOLIDS	186220	94726	06/19/2020	158.40
Total 31-4335-2381:						758.10
31-4335-2383 COLLECTION SYSTEM MAINTENANCE						
23240	FERGUSON WATERWORKS #11	MANHOLE RINGS	1134187	94745	06/30/2020	114.55
31-4335-2383 COLLECTION SYSTEM MAINTENANCE						
23240	FERGUSON WATERWORKS #11	RISER RING FOR MANHOLE 10	1134187	94745	06/30/2020	65.75
31-4335-2383 COLLECTION SYSTEM MAINTENANCE						
23240	FERGUSON WATERWORKS #11	RUBBER NECK FOR MANHOLE	1134187	94745	06/30/2020	12.00
31-4335-2383 COLLECTION SYSTEM MAINTENANCE						
52920	UNCC	LINE LOCATES	220060310	94739	06/30/2020	54.38
31-4335-2383 COLLECTION SYSTEM MAINTENANCE						
55470	WATER TECHNOLOGY GROUP	REBUILD FLYGT 3102 SUBMER	5-18-1180,5-	94746	07/02/2020	735.00
31-4335-2383 COLLECTION SYSTEM MAINTENANCE						
55470	WATER TECHNOLOGY GROUP	REBUILD 2ND FLYGT 3102 SUB	5-18-1180,5-	94746	07/02/2020	3,918.18

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Total 31-4335-2383:						4,899.86
31-4335-2385 SCADA MAINTENANCE						
57400	STANDARD AUTOMATION & CO	SCADA SOFTWARE UPGRADE	939906832	94719	06/08/2020	3,700.00
31-4335-2385 SCADA MAINTENANCE						
51560	TIMBER LINE ELECTRIC & CON	FCC LICENSE RENEWAL	20719	94730	06/26/2020	175.00
Total 31-4335-2385:						3,875.00
31-4335-3410 UTILITIES						
10665	CEDAR NETWORKS	WASTEWATER INTERNET	304697	13662	07/01/2020	585.00
31-4335-3410 UTILITIES						
35420	MOUNTAIN WASTE & RECYCLI	2 YD TRASH - UTILITIES	0002238282,	94738	07/01/2020	185.43
31-4335-3410 UTILITIES						
54500	VERIZON WIRELESS	CELL PHONE WW	9856711038	94728	06/15/2020	507.53
Total 31-4335-3410:						1,277.96
31-4335-3560 SOFTWARE SERVICES						
10460	CASELLE INC	MONTHLY SOFTWARE SUPPOR	103142	13668	07/01/2020	470.00
Total 31-4335-3560:						470.00
31-4335-3575 UTILITY BILL OUTSOURCING						
2080	ADVANCED INFO SYSTEMS	UB OUTSOURCING	15185	94752	07/07/2020	113.85
Total 31-4335-3575:						113.85
31-4335-3660 BLDG MAINTENANCE EXPENSE						
13100	COLORADO HVAC INC	REPAIR SWAMP COOLER AT UT	8193	94749	07/06/2020	264.84
Total 31-4335-3660:						264.84
31-4335-9450 RADIO EQUIPMENT						
52840	TWO WAY COMMUNICATIONS	PUBLIC WORKS & UTILITIES RA	10-01031	66808	06/30/2020	10,300.00
Total 31-4335-9450:						10,300.00
31-4337-3570 DESIGN ENGINEERING CONSULTANT						
30070	KUMAR & ASSOCIATES INC	CLARIFIER PROJECT	19944	94735	06/26/2020	1,961.96
31-4337-3570 DESIGN ENGINEERING CONSULTANT						
43790	ROARING FORK ENGINEERING	WWTP CLARIFIER & PUMP PRO	3864, 3879,	94729	06/30/2020	11,017.50
Total 31-4337-3570:						12,979.46
41-2201 DEPOSITS HELD						
4940	ASPEN DIGGER INC	RETURN BULK WATER DEPOSI	9900531	94689	04/06/2020	1,500.00
Total 41-2201:						1,500.00
41-4336-2210 CHEMICALS						
17580	DPC INDUSTRIES INC	SODIUM HYPOCHLORIDE	737002487-2	94753	06/29/2020	1,618.53
41-4336-2210 CHEMICALS						
17580	DPC INDUSTRIES INC	SODIUM HYPOCHLORIDE	737002487-2	94753	06/29/2020	284.63

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Total 41-4336-2210:						1,903.16
41-4336-2250 SAFETY EQUIPMENT						
44140	ROARING FORK VALLEY COOP	DISPOSABLE GLOVES	T37629, 200	94744	06/09/2020	3.97
Total 41-4336-2250:						3.97
41-4336-2310 VEHICLE FUEL						
10720	CENEX FLEET FUELING	FUEL - WATER	197180CL	25627	06/30/2020	647.03
Total 41-4336-2310:						647.03
41-4336-2380 PLANT & INTAKE MAINTENANCE						
39685	PINNACLE ELECTRIC	INSTALL NEW PUMP RFWTP	157	94734	06/29/2020	110.00
Total 41-4336-2380:						110.00
41-4336-2383 DISTRIBUTION MAINTENANCE						
7310	BIG COUNTRY ELECTRICAL AN	CRYSTAL WELL GENERATOR C	2006001	94723	06/22/2020	20,000.00
41-4336-2383 DISTRIBUTION MAINTENANCE						
23240	FERGUSON WATERWORKS #11	VALVE BOX FOR RVR LINE REP	1127797	94727	06/15/2020	34.12
41-4336-2383 DISTRIBUTION MAINTENANCE						
23240	FERGUSON WATERWORKS #11	MUD PLUGS FOR VALVE BOX	1124337	94748	07/02/2020	283.75
41-4336-2383 DISTRIBUTION MAINTENANCE						
23240	FERGUSON WATERWORKS #11	PARTS TO REPAIR MAIN VALVE	1134187	94745	06/30/2020	406.23
41-4336-2383 DISTRIBUTION MAINTENANCE						
23240	FERGUSON WATERWORKS #11	PARTS TO REPAIR RVR VALVE	1134187	94745	06/30/2020	1,239.33
41-4336-2383 DISTRIBUTION MAINTENANCE						
23240	FERGUSON WATERWORKS #11	PARTS TO REPAIR RVR VALVE	1131872	94731	06/24/2020	1,197.90
41-4336-2383 DISTRIBUTION MAINTENANCE						
23240	FERGUSON WATERWORKS #11	PARTS FOR CRYSTAL / SETTLE	1131872	94731	06/24/2020	269.87
41-4336-2383 DISTRIBUTION MAINTENANCE						
35740	MUNRO SUPPLY INC	BARNES PUMP FOR RFWTP	479709	94718	06/24/2020	2,586.62
41-4336-2383 DISTRIBUTION MAINTENANCE						
76116	OLDCASTLE SW GROUP INC.	DUMP FEE - RVR MAIN BREAK	1353867	94751	06/24/2020	50.00
41-4336-2383 DISTRIBUTION MAINTENANCE						
44140	ROARING FORK VALLEY COOP	PARTS FOR TO REPAIR WATER	T37629, 200	94744	06/09/2020	29.21
41-4336-2383 DISTRIBUTION MAINTENANCE						
52920	UNCC	LINE LOCATES	220060310	94739	06/30/2020	54.39
41-4336-2383 DISTRIBUTION MAINTENANCE						
55020	WAGNER RENTS	SUBMERSIBLE PUMP	B3204301, P	94724	06/19/2020	351.22
41-4336-2383 DISTRIBUTION MAINTENANCE						
55020	WAGNER RENTS	RATCHET STRAPS	B3204301, P	94724	06/19/2020	50.04
Total 41-4336-2383:						26,552.68
41-4336-2385 SCADA MAINTENANCE						
57400	STANDARD AUTOMATION & CO	SCADA SOFTWARE UPGRADE	939906832	94719	06/08/2020	3,700.00
41-4336-2385 SCADA MAINTENANCE						
57400	STANDARD AUTOMATION & CO	SCADA SOFTWARE UPGRADE	939906832	94719	06/08/2020	7,400.00
41-4336-2385 SCADA MAINTENANCE						
51560	TIMBER LINE ELECTRIC & CON	FCC LICENSE RENEWAL	20719	94730	06/26/2020	175.00
Total 41-4336-2385:						11,275.00

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41-4336-3410 UTILITIES						
10665	CEDAR NETWORKS	PUMP HOUSE INTERNET	304697	13662	07/01/2020	115.00
41-4336-3410 UTILITIES						
23400	GRANITE COMMUNICATIONS	NC WTP	490953322	13665	07/01/2020	61.51
41-4336-3410 UTILITIES						
35420	MOUNTAIN WASTE & RECYCLI	2 YD TRASH - UTILITIES	0002238282,	94738	07/01/2020	185.43
41-4336-3410 UTILITIES						
35420	MOUNTAIN WASTE & RECYCLI	20 YARD ROLL OFF UTILITIES	0002238282,	94738	07/01/2020	108.33
41-4336-3410 UTILITIES						
42645	REDI SERVICES LLC	NETTLE CREEK	153115	94722	06/15/2020	60.00
41-4336-3410 UTILITIES						
54500	VERIZON WIRELESS	CELL PHONE WATER	9856711038	94728	06/15/2020	507.53
Total 41-4336-3410:						1,037.80
41-4336-3520 ATTORNEY FEES						
25640	HOLLAND & HART LLP	WATER LEGAL	1822001, 18	13649	06/23/2020	841.34
Total 41-4336-3520:						841.34
41-4336-3560 SOFTWARE SERVICES						
10460	CASELLE INC	MONTHLY SOFTWARE SUPPOR	103142	13668	07/01/2020	470.00
Total 41-4336-3560:						470.00
41-4336-3575 UTILITY BILL OUTSOURCING						
2080	ADVANCED INFO SYSTEMS	UB OUTSOURCING	15185	94752	07/07/2020	113.85
Total 41-4336-3575:						113.85
41-4336-3580 PERMIT AND LAB FEES						
48260	SOPRIS SUN	CCR REPORT	22995	94740	06/25/2020	2,060.00
Total 41-4336-3580:						2,060.00
41-4336-3660 BLDG MAINTENANCE EXPENSE						
13100	COLORADO HVAC INC	REPAIR SWAMP COOLER AT UT	8193	94749	07/06/2020	264.84
Total 41-4336-3660:						264.84
41-4336-9450 RADIO EQUIPMENT						
52840	TWO WAY COMMUNICATIONS	PUBLIC WORKS & UTILITIES RA	10-01031	66808	06/30/2020	10,000.00
Total 41-4336-9450:						10,000.00
41-4337-3570 DESIGN AND ENGINEERING						
16880	DHM DESIGN	CRYSTAL RIVER RESTORATION	40769	94750	07/01/2020	1,243.75
41-4337-3570 DESIGN AND ENGINEERING						
92829	MPA CONSULTING ENGINEERS	ENGINEERING SERVICES NCW	20-36	94717	06/11/2020	4,500.00
41-4337-3570 DESIGN AND ENGINEERING						
43790	ROARING FORK ENGINEERING	ON CALL SERVICE RVR LEAKIN	3864, 3879,	94729	06/30/2020	165.00
41-4337-3570 DESIGN AND ENGINEERING						
43790	ROARING FORK ENGINEERING	ROARING FORK WATER TREAT	3864, 3879,	94729	06/30/2020	2,805.00
Total 41-4337-3570:						8,713.75

Vendor	Vendor Name	GL Acct No / Description	Invoice No	PO No	Invoice Date	Amount
41-4337-7200 PLANT CONSTRUCTION						
76216	MUELLER CONSTRUCTION SE	PAY APP #1 RFTP CAPACITY EX	4325-01	94742	06/24/2020	61,845.00
Total 41-4337-7200:						61,845.00
41-4338-2320 VEHICLE MAINTENANCE						
36020	NAPA AUTO PARTS	2018 GATOR AIR, OIL FILTERS &	464252,4646	25630	06/01/2020	36.24
Total 41-4338-2320:						36.24
41-4338-2380 DITCH MAINTENANCE						
43450	RIVER RESTORATION.ORG	CRYSTAL RIVER RESTORATION	2149	94725	06/04/2020	80.00
Total 41-4338-2380:						80.00
51-4335-3560 SOFTWARE SERVICES						
10460	CASELLE INC	MONTHLY SOFTWARE SUPPOR	103142	13668	07/01/2020	470.00
Total 51-4335-3560:						470.00
51-4335-3575 UTILITY BILL OUTSOURCING						
2080	ADVANCED INFO SYSTEMS	UB OUTSOURCING	15185	94752	07/07/2020	113.85
Total 51-4335-3575:						113.85
51-4335-3980 CONTRACT SERVICES						
35420	MOUNTAIN WASTE & RECYCLI	TRASH SERVICE	0002247139	13653	07/01/2020	48,286.82
Total 51-4335-3980:						48,286.82
74-4337-7203 STREET RESURFACING						
15060	CREATIVE STRIPES	STREET STRIPING	17156	25626	07/01/2020	4,600.00
Total 74-4337-7203:						4,600.00
74-4337-9440 VEHICLES						
76416	ALL SEASONS RENTAL	NEW ASPHALT CRACK GRINDE	85489	25620	06/23/2020	1,149.15
Total 74-4337-9440:						1,149.15
75-31-31 USE TAX - BUILDING PERMITS						
38906	Renewal by Anderson	USE TAX 0.5% REFUND	B20-000010	13651	06/23/2020	21.03
Total 75-31-31:						21.03
75-34-73 ENTRANCE FEES						
38919	BLACKBURN, DAVID	REFUND FOR MEMBERSHIP CA	207726	102189	06/30/2020	42.40
75-34-73 ENTRANCE FEES						
38918	PEIFFER, ALEC	REFUND FOR MEMBERSHIP CA	207496	102191	06/23/2020	223.53
75-34-73 ENTRANCE FEES						
38920	TURNER, BRANDON	REFUND FOR CANCELLED ME	207986	102213	07/08/2020	158.22
Total 75-34-73:						424.15
75-4500-2290 GENERAL SUPPLIES						
92480	CANYON CLEANERS	RAGS INVOICE #1002949	1002949-06-	102195	06/27/2020	20.79

Vendor	Vendor Name	GL Acct No / Description	Invoice No	PO No	Invoice Date	Amount
Total 75-4500-2290:						20.79
75-4500-3310 ADVERTISING						
64425	EL MONTANES LLC	AD POOL SURVEY INVOICE #35	3563	102197	06/26/2020	175.00
75-4500-3310 ADVERTISING						
93960	KPVW-FM	POOL SURVEY SPANISH RADIO	531219-2	102207	06/28/2020	127.70
Total 75-4500-3310:						302.70
75-4500-3311 RECRUITING EXPENSES						
76101	MERCHANTS INFORMATION SO	INTEGRITY TESTING - REC	M125663020	13655	06/30/2020	56.00
75-4500-3311 RECRUITING EXPENSES						
54120	VALLEY VIEW HOSPITAL	DRUG SCREEN	59967C9028	13646	06/12/2020	61.00
Total 75-4500-3311:						117.00
75-4500-3450 UTILITIES						
14060	COMCAST CABLE	MONTHLY CABLE FEE JUNE-JU	071420	102203	06/14/2020	356.42
75-4500-3450 UTILITIES						
54500	VERIZON WIRELESS	CELL PHONE CHARGES REC	9856741644	66797	06/15/2020	52.74
Total 75-4500-3450:						409.16
75-4500-3530 EQUIP MAINTENANCE & REPAIR						
52280	TRANE USA INC	HVAC REPAIR INVOICE #310893	310893050	102199	06/15/2020	656.00
Total 75-4500-3530:						656.00
75-4500-3630 COMPUTER MAINT AND REPAIR						
69800	MITCHELL AND COMPANY	COMPUTER SUPPORT	123871,1239	13663	06/30/2020	460.00
Total 75-4500-3630:						460.00
75-4500-3980 CONTRACT LABOR						
92216	BURGIO, AUDREY	FITNESS INSTRUCTOR INTERV	071420	102152	07/14/2020	315.00
75-4500-3980 CONTRACT LABOR						
93966	CRANDALL, NEVADA	FITNESS INSTRUCTOR CIRCUI	071420	102153	07/14/2020	385.00
75-4500-3980 CONTRACT LABOR						
40480	HEARN, KERRI	FITNESS CLASS INSTRUCTOR	071420	102154	07/14/2020	315.00
75-4500-3980 CONTRACT LABOR						
76168	NEVILAS, JOANNE	YOGA INSTRUCTOR (MAY AND	071420	102155	07/14/2020	875.00
75-4500-3980 CONTRACT LABOR						
92195	NORTON, JOHN	FITNESS CLASS INSTRUCTOR	071420	102156	07/14/2020	140.00
75-4500-3980 CONTRACT LABOR						
38460	PAGE, FRANCES	FITNESS CLASS INSRUCTOR C	071420	102157	07/14/2020	315.00
75-4500-3980 CONTRACT LABOR						
92284	WELLS, ROKHSANA	FITNESS INSTRUCTOR SS, YO	071420	102158	07/14/2020	560.00
Total 75-4500-3980:						2,905.00
75-4512-2290 GENERAL SUPPLIES						
5060	ASPEN MAINTENANCE SUPPLY	POOL CUSTODIAL SUPPLIES IN	023502	102196	06/26/2020	117.36
75-4512-2290 GENERAL SUPPLIES						
56350	WESTERN PAPER DISTRIBUTO	HAND SANITIZER STANDS FOR	3747014, 37	102192	06/22/2020	270.00
75-4512-2290 GENERAL SUPPLIES						
56350	WESTERN PAPER DISTRIBUTO	MASKS FOR POOL INVOICE #37	3747014, 37	102192	06/22/2020	75.00

Vendor	Vendor Name	GL Acct No Description	Invoice No	PO No	Invoice Date	Amount
Total 75-4512-2290:						462.36
75-4512-3410 UTILITIES						
10665	CEDAR NETWORKS	POOL INTERNET	304697	13662	07/01/2020	80.00
75-4512-3410 UTILITIES						
35420	MOUNTAIN WASTE & RECYCLI	JOHN M FLEET POOL INVOICE	0002238031	102194	07/01/2020	113.55
Total 75-4512-3410:						193.55
75-4512-3560 SOFTWARE SERVICES						
69800	MITCHELL AND COMPANY	COMPUTER SUPPORT	123871,1239	13663	06/30/2020	315.00
Total 75-4512-3560:						315.00
75-4512-3660 BLDG MAINTENANCE & GROUNDS						
38903	LASSITER ELECTRIC INC	POOL LIGHTING LED RETRO FI	11360	102198	06/19/2020	615.10
75-4512-3660 BLDG MAINTENANCE & GROUNDS						
52460	TRI COUNTY LOCKSMITH SERV	POOL DOOR MAINTENANCE IN	8474633	102200	06/17/2020	266.00
Total 75-4512-3660:						881.10
77-31-31 USE TAX - BUILDING PERMITS						
38906	Renewal by Anderson	USE TAX 3% REFUND	B20-000010	13651	06/23/2020	126.15
Total 77-31-31:						126.15
77-4500-5320 MERCHANT FEE						
76333	MUNIRevs	ONLINE PAYMENT MERCHANT	1764	13650	07/01/2020	189.44
Total 77-4500-5320:						189.44
Grand Totals:						352,815.60

MINUTES
CARBONDALE BOARD OF TRUSTEES/GARFIELD COUNTY COMMISSIONERS
VIRTUAL JOINT WORK SESSION
JUNE 16, 2020

Garfield County Commissioner John Martin called the June 16, 2020, virtual Work Session to order at 6:00 p.m.

ROLL CALL:

The following members were present for the meeting:

Garfield County Commissioners	
	John Martin
	Tom Jankovsky
Absent	Mike Sampson
Staff Present:	
County Manager	Kevin Batchelder
Town of Carbondale	
Mayor	Dan Richardson
Trustees	Lani Kitching
	Marty Silverstein
	Heather Henry
	Erica Sparhawk
	Luis Yllanes
Absent	Ben Bohmfalk
Staff Present:	
Town Manager	Jay Harrington
Town Clerk	Cathy Derby

CARES ACT

Kevin Batchelder explained that the State is giving counties and municipalities money (CARES ACT) to cover expenses that were not budgeted during the COVID-19 pandemic. The amount of money received is based upon the 2018 population. Carbondale will receive $592,930.77.

COVID-19 ECONOMIC RECOVERY

Commissioner Martin informed the Trustees that Garfield County submitted a third variance to the State last Friday. The County is asking the State to allow it to govern and manage COVID-19 practices at a local level. In order to do so the County needs to prove it can properly respond to new cases. The Public Health Department can do the contact tracing, and we have adequate testing supplies. The hospital must sign off on the variance. Yesterday the Governor announced the next phase, "Protect Our Neighbor", in opening up the State. Cases are down, there have been no little outbreaks and the State Public Health Department reviewed 900 social distancing business plans in order to re-open safely. The County has 8-10 nurses conducting contract tracing investigations. The nurses have discovered that people are not staying home when they are sick so the County is experiencing little cluster outbreaks. COVID-19 tests are readily available.

Mayor Richardson informed the Commissioners of what Carbondale has been doing to stay safe and prevent the spread of the virus during the pandemic. Members of the Carbondale community created a COVID-19 Task Force which meets weekly. The Recreation Center was re-purposed in to a COVID-19 hot line. The focus is on helping businesses re-open. The Town is allowing dining in the Right-of-Way which has received mixed opinions. The Chamber, Carbondale Creative District and Coventure made modifications to help businesses. Seniors continue to stay at home and there is concern that they are feeling isolated. Valley Meals has been providing seniors with meals, etc. The Town made a donation to Lift-Up and the Aspen Community Foundation. The Town is trying to identify organizations that may need financial help. The Trustees thanked the Commissioners for their generous donation to Catholic Charities, Lift-Up, the Salvation Army, etc.

Andrea Stewart, Carbondale Chamber of Commerce Executive Director, read a letter that she sent to the Commissioners. She said the Chamber, Carbondale Creative District and Coventure reached out to its 450 members to gauge how they were doing during the pandemic. Many of the businesses were able to remain open. However, restaurants, retail stores, fitness studios and spas remain vulnerable. When the restaurants shut down many of them lost money in wasted product. Carbondale Tourism Council has seen an 81% decrease in lodging tax for April (compared to April 2019) and a 90% decrease for May (compared to 2019).

Trustee Silverstein thanked the Commissioners for their generous contribution of $1.7 million to various non-profits. He asked the Commissioners about public outdoor assemblies. They answered that Protect Our Neighbors allows 250 people to assemble outdoors while social distancing.

RED HILL UPDATE

Jay stated that there will be significant progress made on the Red Hill project in the next three days. The County crew is doing a great job and they have had to move a

significant amount of material. Jay estimates that the project will be completed in the next 2-3 weeks. The Trustees thanked the Commissioners for undertaking the project.

COFFMAN RANCH

The Commissioners told the Trustees that they sent a letter of support to GO CO for Coffman Ranch to obtain a Conservation Easement. They said the ranch will be a great asset for the Carbondale Community. The Easement will keep the property as open space. There will be trail to river access. GO CO awarded Aspen Valley Land Trust $2 million for the purchase. However, AVLT will need additional funding to purchase the ranch. The Commissioners suggested the Trustees request Conservation Trust Fund money from the 2021 budget.

GARFIELD COUNTY BUDGET

The Commissioners gave an update on their 2021budget projections. They explained that their revenue projections depend greatly on property taxes while municipalities rely on sales tax revenue. There has been a significant reduction in the County's revenues. They are down $6 million due primarily to oil and gas reduction. Residential property taxes are flat. Severance taxes are significantly down. Sales tax revenue is flat. Intergovernmental funds have experienced a slight decrease. The 2021 budget meeting are about to start and they have directed all offices and departments to decrease their expenditures by 5%. The Commissioners will decrease grant contributions by 10%. They are also decreasing the number of employees. Twenty positions will be eliminated primarily through attrition which amounts to $2 million in savings. School Districts, libraries, communication centers will be receiving a significantly smaller amount of money. The Commissioners expect the Garfield County municipalities to contribute money to them.

The County has $80 million in reserves. It is anticipated that capital projects will eat down their reserves. The Commissioners are going to be methodical and frugal.

The County has created a Financial Transparency page on their website.

Trustee Kitching asked the Commissioners if they are going to participate in Temporary Housing Relief? They replied that they need more information and they expect Pitkin County to make a contribution first. The Commissioners have been asked to contribute $500,000. They explained that if they contribute the money they will lose control over it. They may contribute some money but it won't be the full ask.

Jay thanked County staff for their communication efforts during COVID-19. Kevin responded that the COVID-19 Task Force has been incredible to watch and the town should be proud of it.

ADJOURNMENT

The June 16, 2020 joint work session adjourned at 7:00 p.m.

APPROVED AND ACCEPTED

_____
Dan Richardson, Mayor

ATTEST:

_____
Cathy Derby, Town Clerk

MINUTES
CARBONDALE BOARD OF TRUSTEES
VIRTUAL WORK SESSION
JUNE 16, 2020

Mayor Dan Richardson called the June 16, 2020, virtual Work Session to order at 7:00 p.m.

ROLL CALL:

Mayor	Dan Richardson
Trustees	Lani Kitching
	Marty Silverstein
	Heather Henry
	Erica Sparhawk
	Luis Yllanes
Absent	Ben Bohmfalk
Staff Present:	
Town Manager	Jay Harrington
Town Clerk	Cathy Derby
Planner	John Leybourne

MARIJUANA ESTABLISHMENTS DEFINITION OF DISTANCING INTERPRETATION

Renee Grossman, owner of High Q retail marijuana store, attended the Zoom meeting

Renee informed the Board that the Chamber has been doing an incredible job keeping businesses informed on the County/State's regulations on COVID-19.

Renee explained that she would like to move her business to a multi-tenant building in the future and she is seeking clarification on the distance measurement from a marijuana business to a school.

The Municipal Code states that "no retail marijuana store license shall be issued for the following reason: within 500 feet of any school or day care home existing at the time of the application, excepting any day care homes located within the distance computed using a route of direct pedestrian access from the nearest property line of the land used for school or day care home purposes to the nearest portion of the building in which the retail marijuana store is proposed to be located.

John noted that when the laws were originally written most of the marijuana establishments were being located in stand alone buildings, not multi-tenant buildings. Renee gave an example that if two marijuana businesses want to move in to the same multi-tenant building, but at different ends, and the building is close to a school, the business furthest from the school would likely be allowed and the unit closer to the school would be denied a license. Renee feels that the measurement should be calculated from the closest side of the unit, not the building.

Discussion ensued.

Mayor Richardson stated that he would like to see if other municipalities are adjusting their measurement definition for multi-tenant buildings. Trustee Sparhawk said she believes the definition doesn't meet the intent; she is open to changing the measurement definition. Trustee Kitching stated that she thinks the measurement is intended to measure the boundaries of the business. Trustee Silverstein stated that the measurement should be to the unit rather than the building and the business sign should be on the unit.

John will investigate if other municipalities are changing their regulations and he will return with a new proposed measurement definition in the near future.

CARES ACT

Jay stated that earlier in the evening the Board and Commissioners discussed the Town will be receiving $592,930.77 as a result of the CARES Act. Jay explained that DOLA will release the funds and the Town may be audited in the future. Jay noted that there may be opportunities for the Town to provide support to local businesses and non-profits. Many people are concerned about what happens when the PPE expires in July – what will it look like for businesses. Jay stated that the Board and staff need to decide how to spend the money. What type of support would be most beneficial? DOLA requires the Town to project expenses through the end of the year. If we don't use the full amount the money would revert back to the County to cover their expenses.

Amy Chambers, owner of Lulubelle, was listening to the meeting on Zoom. The Board asked Amy how she would like to see the money spent. She responded that she would like the Town to market Carbondale and/or give residents "Carbondale Bucks" which can only be spent at Carbondale businesses.

Trustee Kitching, who is also a small business owner, told the Board that she is experiencing supply chain costs increasing, and she is paying a lot of money in sanitizing expenses. Also, she is losing 20-50% of business opportunities for sales due to sanitation protocols (social distancing).

ADJOURNMENT

The June 16, 2020 joint work session adjourned at 8:15 p.m.

APPROVED AND ACCEPTED

_____
Dan Richardson, Mayor

ATTEST:

_____
Cathy Derby, Town Clerk

MINUTES
CARBONDALE BOARD OF TRUSTEES
REGULAR MEETING
JUNE 23, 2020
VIRTUAL MEETING VIA ZOOM

Mayor Dan Richardson called the Board of Trustees virtual Regular Meeting to order on June 23, 2020, at 6:00 p.m.

ROLL CALL:

The following members were present for roll call:

Mayor	Dan Richardson
Trustees	Marty Silverstein
	Ben Bohmfalk
	Lani Kitching
	Luis Yllanes
	Erica Sparhawk
	Heather Henry
Student Trustees Absent	Grace Jardine
	Diego Valdez

Staff Present:

Town Manager	Jay Harrington
Town Clerk	Cathy Derby
Finance Director	Renae Gustine
Town Attorney	Mark Hamilton

COMMUNITY HERO AWARD

Mayor Richardson presented the Community Hero Award to P.C. Drew for his work in creating the COVID-19 Task Force and for his dedication in keeping the public safe COVID-19 pandemic.

CONSENT AGENDA

- Accounts Payable totaling $388,369.53
- Board of Trustees 6-9-2020 Regular Meeting Minutes
- Modification of Premises – Carbondale Beer Works
- Recommendation for Appointment – Historic Preservation Commission

Trustee Bohmfalk made a motion to approve the Consent Agenda. Trustee Silverstein seconded the motion and it passed with:

7 yes votes: Richardson, Yllanes, Silverstein, Bohmfalk, Kitching, Henry, Sparhawk

PERSONS PRESENT NOT ON THE AGENDA

John Villafranco, President of the Lofts at Dolores Park HOA, requested the Board put Dolores Way street parking and changing parking in the Dolores PUD on a future agenda. Jay explained that changing parking will require an amendment to the site plan and the HOA should contact the Planning Department. Jay explained that parking was eliminated from Dolores Way due to safety issues.

TRUSTEE COMMENTS

Trustee Yllanes thanked the Recreation Department staff for their hard work in getting the pool open.

Mayor Richardson also thanked the Recreation Department staff for opening the pool. Mayor Richardson thanked the Utilities Department for their hard work responding to a few water line breaks. Mayor Richardson attended the RFTA Board meeting. They discussed increasing bus service and increasing the Maroon Bells (route) bus fare. Mayor Richardson announced that the COVID-19 Task Force is going dormant. Mayor Richardson and Jay toured the Coffman Ranch. The ranch will be a great asset to the Carbondale community, and he encouraged everyone to support AVLT's fundraising campaign. Mayor Richardson attended the Garfield County Mayors Meeting. They discussed COVID-19. COVID-19 cases are rapidly increasing; there are 40 new cases which is almost at a new peak. If we reach 60 cases the latest variance may be retracted, and some business may close. Mayor Richardson urged people to stay home if they are sick and take all COVID-19 precautions.

Trustee Bohmfalk asked when the Board will be reviewing police procedures. Jay responded that on-going review is being driven by state legislation. Staff is working with other Colorado municipalities to be current with changing legislation. Police policies are scheduled on the July 14th Agenda.

Trustee Silverstein stated that last week Steve's Guitars had a live simulcast with three groups of local musicians and 300 people listened. July 3rd will be the 20th anniversary of the Mt. Sopris Music Festival.

ATTORNEY COMMENTS

The attorney did not have any comments.

PUBLIC HEARING – PRELIMINARY PLAT/FINAL PLAT MAJOR SITE PLAN REVIEW – ORDINANCE NO. 6, SERIES OF 2020 AND SUBDIVISION IMPROVEMENTS AGREEMENT

Applicant: Builders First Source
Location: Lot 5A Carbondale Marketplace Subdivision

Builders First Source (BFS) currently has lumber facilities in Aspen and Glenwood Springs. There is also a showroom in Basalt. They are planning to consolidate the facilities on proposed Carbondale Marketplace Lot 5A Amended. In order to do so, they needed to submit a number of land use applications, specifically:

1. A Preliminary and Final Plat to subdivide Lot 5A of the Carbondale Marketplace Subdivision into two lots: Lot 5A Amended and Lot 5C. (1st Bank was constructed on Lot 5B.

2. A Major Site Plan Review to allow construction of a 29,240 sq. ft. building on the newly-created Lot 5A Amended. In addition, a 4,800 sq. ft. open shed is proposed along the east property line. This will be used to protect some of the building materials while providing screening along the east property line.

The Planning Commission reviewed this application at its May 28th meeting and unanimously recommended approval.

The development complies with the zoning parameters and development standards with the exception of the three requests for Alternative Compliance. The first one is landscaping. They would like to trade off some of the landscaping for a public trail that goes along the west and north side of the property. The second is height for fencing. The grade of the storage area is lower than the grade of the adjoining streets. The 8 ft. high fence will sit on top of a 3 to 3.5 ft. retaining wall. However, you can't see the retaining wall from outside the site – you only see the fence.

The request for alternative compliance for some of the commercial design standards are also requested, specifically for transparency and building articulation. The mass has been reduced by dividing facades into a series of smaller components. The architectural character compliments the architectural character of adjacent existing buildings, in this case, CRMS. The west and east elevations are broken up by changes in materials, a distinctive sloping roof, barnwood doors, and the use of the large Creative District logo.

Janet commended the applicant for their efforts in preparing a development proposal which is unique, interesting, and in compliance with the UDC. In fact, in a number of areas, the proposal exceeds the requirements.

Janet recommended approval of the Final Plat, Major Site Plan Review, and requests for Alternative Compliance as well as Ordinance No. 6, Series of 2020 and the Subdivision Improvements Agreement.

Janet noted that comments had been submitted by the Bike and Ped Commission. Unfortunately, it was after P&Z review due to the interruptions in meetings with COVID-19. They brought up the point that the trail on the west side provides a good third option to the other two options: sidewalks through Carbondale Marketplace and the trail on the west side of the highway.

Planner Bob Schultz, and Doug Williams, Builders First Source General Manager, gave an overview of the development. Key points include:

- The development is a good fit for the Town according to the Comprehensive Plan its's New Urbanism and balances urban, pedestrian and it is bike friendly
- It's zoned C/R/W – lumber yard is a permitted use
- The project will provide land for a future connection to Industry Place, the project will share the cost of State Highway 133 improvements based on a formula previously approved by the Trustees
- The landscape will adhere to a low water plan

Discussion ensued.

Trustee Kitching asked if axel configuration was considered; how many trucks will arrive a day and where are the big trucks parked? Doug answered approximately 4-5 semis will arrive daily and the trucks will be parked inside at night.

Trustee Silverstein asked if the project will be night sky compliant? Bob answered yes, it will be dark at night and there will be minimal lighting – mainly at the entrance. In the winter lights will be turned on one hour before opening and will remain on until one hour after closing.

Trustee Bohmfalk stated that it's hard for him to visualize/classify a lumber yard as New Urbanism. He also questioned why the street entrance doesn't lead to the building entrance. Trustee Bohmfalk asked about the configuration of the trail and surrounding fencing. It appears that there is an 8 ft fence on one side of the trail and a barbed wire fence on the other which doesn't make the trail very appealing. Bob responded that there will be landscaping along the fence.

Trustee Henry asked how many jobs will be generated. Doug answered that they are importing their employees from the other locations. Trustee Henry asked how much sales tax revenue will be generated. Doug responded approximately $200,000 - $300,000 per year.

Mayor Richardson opened the meeting to public comment.

An email from Pat Hunter on this topic may be found at the back of this document.

Matt Gworek, Chair of the Bike/Pedestrian/Trails Commission, stated that he appreciates the effort in creating a bike trail but the curb cuts will make the path more challenging. Matt said the nature of traffic is inconsistent and incompatible with other development. Matt said the Town is bearing a big cost without getting a lot of tax revenue – a different business could create more tax revenue.

Pat Hunter stated that their current lumber yards are located on Highway 82 and that works well. The trade off for sales tax revenue is traffic impacts. The project is tucked in one mile from the highway. The semi trucks will have to go around the roundabout. The trucks going up valley will have to go over the bridge and will back up the traffic on

Highway 133. He urged the Board to look at how the traffic will be impacted and he asked them to put the project off for a while until they have more time to look at it.

Mayor Richardson closed the public hearing.

Mayor Richardson stated that the project meets Code, is well designed, is a good fit for the area, and the benefit to impact ratio is in our favor. If the Board approves this project we should pursue an Industry Place roundabout as soon as possible. Mayor Richardson understands the need for the glazing. Working with the grade minimizes the impact to the environment. He asked Doug to incorporate more art in the fencing and he would like them to add the maximum amount of solar. Mayor Richardson stated that he likes the trail location. Mayor Richardson noted that he thinks they will need a second bike rack.

Trustee Silverstein agrees that a second roundabout will be needed. Trustee Silverstein stated that the lumber yard is an excellent use of this space and it's not a big box. It's not a high-volume store but it will still generate sales tax. The impact is less than other choices. It's a well thought out plan and it is up to the Town to keep traffic off of Main Street.

Mayor Richardson asked if the applicant agrees with the Conditions of Approval. Bob responded yes, they do.

Trustee Kitching made a motion to approve Ordinance No. 6, Series of 2020, and the Subdivision Improvements Agreement for Lot 5A approving the Preliminary/Final Plat, Major Site Plan Review and approving the requests for Alternative Compliance with the findings and conditions listed below. Trustee Bohmfalk seconded the motion and it passed with:

7 yes votes: Sparhawk, Henry, Yllanes, Richardson, Kitching, Silverstein, Bohmfalk

Conditions of Approval for the Preliminary/Final Subdivision Plat

1. All conditions of Ordinance No. 21, Series of 1997 recorded at Reception Number 521822 and recorded on March 13, 1998 remain in effect and in full force unless otherwise approved by the Board.

2. A Subdivision Improvement Agreement (SIA) shall be required prior to recordation of the Master Plat. The SIA shall guarantee and secure completion of the Infrastructure after recordation of the Plat. The SIA shall be subject to review and approval by the Town Attorney.

3. The final plat shall be revised to reflect the following:

    a. The plat should be revised to add a note that Lot 5C is "reserved for future development."

    b. Use a different method to depict the different types of easements.

c. Replace the utility easement with a 50 ft. public street dedication

4. The final plat shall be subject to review and approval by the Town Attorney.

5. The applicant shall submit final engineering and construction drawings for review and approval by the Town prior to recordation of the plat.

6. The final drainage calculations and details for the Drainage Report shall be submitted for Town review and approval prior to SIA approval.

7. The engineer's estimate shall be revised to reflect all final public improvements, subject to Town review and approval, prior to recordation of the final plat.

8. The developer shall be responsible for the construction and cost of all infrastructure improvement. The construction of the infrastructure shall be completed within two (2) years of the recordation of the Plat.

9. If a roundabout is constructed at the Industry and Highway 133 intersection, all truck traffic be required to use Industry Place to enter and exit the site.

10. The developer shall be required to submit a current title commitment for the road dedications for review and approval by the Town Attorney. This commitment shall be prepared at the expense of the developer. A final title policy must then be submitted to the Town insuring title to public streets in the amount of at least $250,000. Contemporaneously with recordation of the final plat, the Developer shall convey title to all public streets by General Warranty Deed subject only to title exceptions approved by the Town Attorney as part of the title review process.

11. A fee-in-lieu of highway improvements in the amount of $34,400 shall be paid at the time of recordation of the subdivision plat.

12. All irrigation shall be from non-potable water sources supplied by the Rockford Ditch.

Conditions of Approval for Site Plan Review

1. Approval of the Major Site Plan Review is contingent upon Town approval of a Subdivision Improvements Agreement which addresses construction of public improvements.

2. Approval of the Major Site Plan Review is contingent upon Town approval of the engineering plans.

3. The applicant shall be responsible for the maintenance of the landscape and irrigation system located on the west and north sides of the property.

4. The rooftop equipment shall be screened in accordance with Section 5.4 of the UDC (Landscaping and Screening).

   All lighting shall be in compliance with Section 5.10 of the UDC (Exterior Lighting). The lighting plan shall be subject to review and approval of Town Staff.

5. A "Knox" box shall be installed prior to issuance of a Certificate of Occupancy. The installation of the "Knox" box shall be subject to review and approval of the Fire District.

6. The applicant shall enter into an agreement with the Carbondale & Rural Fire Protection District that addresses payment of impact fees prior to the issuance of any building permits for this project.

7. All representations of the Applicant in written submittals to the Town or in public hearings concerning this project shall also be binding as conditions of approval.

8. The Applicant shall pay and reimburse the town for all other applicable professional and Staff fees pursuant to the Carbondale Municipal Code.

9. This approval does not include approval of the signage. A separate permit is required to be approved by Town Staff.

Findings - Preliminary Plat

1. The proposed subdivision complies with all applicable use, density, development, and design standards set forth in this Code.

2. The general layout of lots, roads, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed to minimize land disturbance and maximize the amount of open space in the development and accomplishes the purposes and intent of this Code. No critical wildlife, tree/vegetation or riparian areas are present on-site.

3. The applicant has provided evidence that provision has been made to connect to the Town's public water supply system.

4. The applicant has provided evidence that provision has been made for a public sewage disposal system.

5. The applicant has provided evidence to show that all areas of the proposed subdivision that may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed use of these areas are compatible with such conditions.

6. There are no identified natural hazards including flood and wildfire present on the site.

7. The application provides a clear assumption of responsibility for maintaining all roads, open spaces, and other public and common facilities in the subdivision.

8. There is no phasing of development.

9. The subdivision is consistent with the subdivision conceptual plan as approved with the Carbondale Marketplace Subdivision.

10. The subdivision is consistent with Comprehensive Plan and other adopted Town policies and plans, including any adopted transportation plan or streets/roadway plan.

Findings - Site Plan Review

1. The site plan is consistent with the Comprehensive Plan as the intent of the New Urban designation is support commercial, mixed use and urban residential uses. There are mixed use buildings on Lot 1 which reflect new urban design. As one moves north, there is the City Market, gas station and 1st Bank, then shifting toward to larger commercial uses such as the lumberyard. In addition, one of the goals is to capture more local spending to augment town sales tax revenues. This development, in conjunction with City Market and the fueling station, will move the Town closer to that goal.

2. The site plan is consistent with the approved Carbondale Marketplace Subdivision Plat;

3. The site plan complies with all applicable development and design standards set forth in this Code; and

4. Traffic generated by the proposed development is adequately served by existing streets within Carbondale.

5. Access to the site is adequate for the proposed use, considering the width of adjacent streets and alleys, and safety.

Findings – Alternative Compliance

The three requests for Alternative Compliance meet the following criteria:

1. Applicant's proposed alternatives for landscaping/fencing, fence height, and commercial building design will achieve the purposes of the CRW zone district and all of the criteria and regulations specified for such use in that zone district, better than the ordinarily applicable standards;

2. Applicant's proposed alternatives also advance the goals and policies of the Comprehensive Plan and this Code to a better degree than the ordinarily applicable standards;

3. Applicant's proposed alternatives will result in benefits to the community that exceed the benefits associated with the ordinarily applicable standards, specifically provision of a new public trail, provisions of adequate screening of the building materials, and a structure that provides visual interest;

4. Applicant's proposed alternatives impose no greater impacts on adjacent properties than would occur though compliance with the ordinarily applicable standards.

GARFIELD COUNTY COLLABORATION AGREEMENT

Jay informed the Board that the Town will receive approximately $592,000 for its share of the CARES Act funding. Reimbursement requests are submitted to DOLA. They will release the funds but we need to be cautious as to how we spend the money. Our COVID-19 expenditures are around $100,000. We have an opportunity to put together programs for the community as PPE expires. Jay asked the Board to provide him with feedback on how to spend the money. The Board suggested staff survey the non-profits and businesses to see what their biggest needs are and what is the most beneficial way to spend the money. The goal is to put a program in place by late July if possible.

Trustee Silverstein suggested marketing Carbondale to help businesses, offering incentives to tourists to shop at local businesses, give residents Carbondale bucks.

Trustee Henry supports doing a survey and giving residents Cabondale Bucks.

Trustee Sparhawk also supports a survey and she suggested creating a task force comprised of business owners.

Niki Denton stated that when the evictions moratorium is over people will be threatened with evictions and maybe the Town can help those in need.

Trustee Sparhawk made a motion to authorize the Mayor to sign the Garfield County Collaboration Agreement. Trustee Silverstein seconded the motion and it passed with:

7 yes votes: Henry, Silverstein, Yllanes, Sparhawk, Bohmfalk, Kitching, Richardson

TOWING CONTRACT

Jay stated that the person responsible for the Town's towing retired. The Town hasn't had a contract for awhile and as a result, there are a lot of abandoned vehicles around town. The Town put out a Request for Proposal and Temple Glassier responded.

Trustee Sparhawk made a motion to authorize the Mayor to sign the Towing Contract. Trustee Bohmfalk seconded the motion and it passed with:

7 yes votes: Sparhawk, Richardson, Yllanes, Kitching, Silverstein, Henry, Bohmfalk

COVID-19 MAIN STREET ALIGNMENT

Mayor Richardson said that the Main Street re-alignment has become contentious. He said that Board put a lot of thought into the plan. The Board agreed that they would monitor the success/failure of the street layout. It has only been two weeks, but the Board has received numerous emails about the street setup. Allegria, Batch and Phat Thai want the street set up to remain as is. Tonic Juicery, Hari Bar, Lulubelle, Sawyer's Closet want to modify the plan.

Mayor Richardson opened the meeting to public comment.

The emails received on this topic may be found at the back of this document.

Laurie Loeb, stated that a full street closure is desirable for dining in the evening. Currently bikes blast down the street creating an unsafe environment. Also, car exhaust creates an unpleasant experience. The sidewalks are not wide enough for social distancing so people move out in to the street.

Chase Engel, of Batch, stated that all parties should be willing to compromise. The block should be shut down to traffic. The Board needs to stick with its decision. A very vocal minority is not happy with the set up. Batch wants to be allowed to make the full effort to make their space look good. They invested a lot of money in the space. The majority of business owners want the street to remain as is.

Lindsay, of the Tonic Juicery, stated that it has been two weeks with the current set up. She wants an evening closure of the street. They are a convenience business. They don't get a lot of walk-ins. She wants a compromise - she is willing to give up parking to make it work. The restaurant structures sit empty all day.

Aly Sanguily, of Batch, is against adding more traffic, it's a step backwards. There is an abundance of parking. This is a pedestrian friendly town. She doesn't want to have to set up and break down the street every evening – she's not going to do it. The improvements cost them $300. Collaboration is key and the Board needs to keep their word.

Amy Charters, of Lullubelle, stated that it's unfortunate that the block is split – it has caused the most massive division. She has never felt this kind of animosity and hatefulness. It's a toxic situation. She is not against a street closure. She is looking for an equitable business solution. It's not feasible for retail to move into the street, it's dirty and merchandise gets sun bleached. Eating outside is great but it shouldn't come at the detriment of everyone else. The businesses were not consulted about the plan. Amy is not vilifying the restaurant owners for advocating for their businesses but this plan is not working out.

Mayor Richardson stated that he is disheartened by the way people are communicating; everyone is trying to do the best they can. He asked everyone to stop the derogatory comments – we can do better than this.

Discussion ensued.

The Board contemplated the following options:

- Keep the street set up as is (for another three weeks to give it ample time to see if it's working)
- Close the street down at 4:00 p.m. - restaurants will be required to set up and break down their street space every night

More public comment was taken.

Micah, of the Juicery, stated that he is willing to compromise. Someone should have told the businesses about the plan to make the street one way. He offered the restaurants help in moving their stuff if they agree to open the street during the day. Two way traffic is important to his business. He would like the street to be closed at night.

Ron Kokish, stated that this is the worst of both worlds. Main Street was fine the way it was. He suggested the Board make Main Street a pedestrian area because it's not friendly now.

Amy Charters, Lulubelle, stated that the Board should focus on how this is working. The comments on social media are disturbing, she is not comfortable walking down the street. She prefers a community united, not divided.

Julie Ivansco, of Sawyer's Closet, stated that she too is asking for a compromise. The current plan isn't working for the majority – it works for three businesses who aren't open in the day. Close the street at night for dining. Why is it a problem - the retailers and restaurants don't share the same business hours.

Trustee Sparhawk stated that Chase Engel and Aly Sanguily are being disrespectful to the Board and it doesn't work in their favor. The Board is trying to help find a solution that works for everyone.

Trustee Kitching stated that she is envious of the attention the Main Street businesses have received. She is a small business owner and her business was lost for the entire first quarter. She is not supportive of businesses being mean to one another.

The Board felt that they have not given the current plan ample time to see if it is successful. Trustee Sparhawk proposed keeping the street set up as is, work on getting the spaces beautified, improve the signage, and undertake a communal marketing effort; the Board agreed.

GREAT AMERICAN OUTDOORS ACT LETTER

Mayor Richardson asked the Board if they support sending Rep. Tipton a letter urging him to vote for funding of the Land and Water Conservation Fund and voting for the Great American Outdoors Act. The Board supports send a letter to Rep. Tipton.

Trustee Sparhawk made a motion to authorize the Mayor to sign a letter to Rep. Tipton urging him to vote for the Great American Outdoors Act. Trustee Henry seconded the motion and it passed with:

7 yes votes: Silverstein, Richardson, Henry, Bohmfalk, Kitching, Yllanes, Sparhawk

STEPPING STONES – REQUEST FOR FEE WAIVER

Jay explained that Stepping Stones has requested a fee waiver for their construction project. He noted that we have granted waivers in the past. The Board needs to decide if the project is valuable to the community. It was noted that they raised funds for community members during the COVID-19 pandemic. Jay explained that the Board would be waiving the Building Permit and Plan Review Fees; we do not waive tap fees.

Trustee Bohmfalk made a motion to waive Stepping Stone's Building Permit and Plan Review fees. Trustee Silverstein seconded the motion and it passed with:

7 yes votes: Yllanes, Henry, Bohmfalk, Kitching, Richardson, Sparhawk, Silverstein

2019 AUDIT

Due to the late hour, auditors Kelsey Roper and Paul Backes, of McMahan and Associates, gave a brief overview of the 2019 Audit. In January Kelsey was present on site to acquire an understanding of finance procedures. In March, due to the pandemic, the auditors worked remotely studying the Town's Balance Sheet, looking for compliance issues, looking at taxes and grants. They did not discover any problems.

Paul stated that staff is very prudent with fund balances; going into a pandemic with the Town's healthy fund balances makes staff's and the Trustees' jobs easier.

Mayor Richardson commented that staff does a great job keeping the Town's finances clean.

MISCELANEOUS

The Board agreed that the July Board meeting should be virtual.

Trustee Bohmfalk thanked Mayor Richardson and Jay for their work on the Main Street set up for restaurants.

ADJOURNMENT

The June 23, 2020, regular meeting adjourned at 9:40 p.m. The next regularly scheduled meeting will be held virtually on July 14, 2020, at 6:00 p.m.

APPROVED AND ACCEPTED

ATTEST:

Dan Richardson, Mayor

Cathy Derby, Town Clerk

Carbondale Board of Trustees

RE: Lot 5 of the Marketplace, lumber yard application

6-23-2020

Dear Board,

I write you as a member of the public with my personal comments. As a 50-year general contractor in the valley I have a long and close knowledge of lumber yards. Lumber yards are a key resource for the construction industry. I could only wonder at Aspen/Pitkin County choosing to buy and close their lumber yard. I have only just recently become aware of the plans from Builders First Source (BFS) receiving approval from P&Z. That became part of a larger discussion of the role of the Environmental Board at yesterday's meeting. I am not speaking for the Eboard, but the issue is in the background of my comments.

Environmental issues.

As one who spent some months working on the production of the 2017 Carbondale Climate and Energy Plan (CCEAP) as an Eboard member, and who was critical of the outcome for lacking more specific directions and accountability, the community's progress on the plan has been extremely disappointing. Add to that work my contribution to the EBOR and the recent upgrading of building codes.

While all the recent Carbondale construction and proposed developments meet UDC and building code requirements, I do not believe it meets the spirit of the Masterplan, and it most certainly does not fit the goals of the CCEAP. Even not accounting for the new carbon emissions from all the new development, Carbondale is not meeting the reductions expected on the existing systems. No annualized schedule of reductions exists. No benchmark of individual existing structures energy use has been done. No accurate assessment of traffic emissions has been done. The 2021 building and energy codes are in the works and we are only on 2009 and 2015 respective versions.

One simple fact faces us, every new structure and all new traffic that are not zero or better emissions are adding to our problem; and for the life of their existence.

I believe the lumber yard is simply on the wrong site. The proper site would be on Highway 82. The majority of the BFS business is not in the Carbondale area; it is up-valley. The significant traffic generated by the yard will virtually all be driving both ways, from Hwy 82 to the yard and back. Or deliveries out and back. The traffic study claims 1,264 new trips per day – but that needs to be doubled for 133.

I read through the traffic study but I did not see the additional traffic from CM or the new Main St. housing (115 units) added to the totals. Did I miss it?

The assumptions for increase in traffic per year are wrong. They should not use the average of the last 20 years. The current traffic is "snowballing" due to Carbondale development plus the rest of the valley. Future increases will be greater. The new CM gas station (discount pricing) will generate two-way traffic on Hwy 133, and add all of that to the roundabout to return to Hwy 82. ("slingshot")

Aspen traffic counts at the entrance are some 20,000 per day. We will soon approach that. Not the goal we want. There are two great traffic problems resulting from this volume. First, traffic is going to back up severely from Hwy 82 at the westbound waiting lanes coming into 133. Also, traffic waiting at the 133 to 82 intersection to go up-valley will be stymied by the right lane on the bridge. The eastbound lane to 82 becomes blocked with just 3 vehicles waiting in the right lane. Problems between 133 and 82 will cause drivers to inundate Carbondale's Main St. and 100 Road.

The additional significant problem with the yard is that its merchandise is taxed at the delivery address. I do not know the split between sales at the yard and sales at the projects, but my experience would be something like 10% and 90%. Every Colorado community depends on the tax revenues from its local business to provide the public services that every business needs.

In conclusion, I recommend that the lumber yard development be put on pause until a thorough community involvement and "airing out" be gained on both the particular and general questions.

Suggested alternate location:

Old gravel pit at Hwy 82 and 103 Road.

Direct Highway 82 access. More convenient for their commuting customers. No additional traffic on Hwy 133. Still convenient to Carbondale.

Respectively,

Patrick Hunter

Sustainable Leadership Certificate, CMC (Their fist ever!)

hunter@sopris.net

June 23, 2020

Carbondale Board of Trustees
c/o Cathy Derby, Town Clerk
511 Carbondale Ave
Carbondale, CO 81623

RE: COVID-19 Main Street Alignment Discussion

Dear Mayor Richardson and Trustees:

As a small business owner on Main Street and a resident of Carbondale, I am impressed by the collaboration between the Town of Carbondale, Carbondale Chamber of Commerce, Carbondale Arts, and others to creatively address the unique needs of each business in order to safely allow larger gatherings. This group of leaders thoughtfully included input from Main Street businesses over the last several weeks and addressed the balance between economic needs and safety of staff and patrons.

The discussion around how to reduce the spread of COVID-19 and encourage economic stability/growth is important and I'm excited to see that action was taken so quickly to expand into Main Street. I'm also excited to see businesses continuing to offer helpful, constructive feedback.

Unfortunately, I've heard that feedback from some business owners on Main Street has been angry and not productive, directed at the town, chamber, and Carbondale Arts in particular. Those businesses aren't likely to lose customers because they have to walk an extra block from their car, but they will lose customers if they don't creatively adapt to the changing environment. To put this in perspective, the negative economic impact we face in our community is not due to recent changes on Main Street, it's due to the pandemic we still face.

Businesses should work together with the town, chamber, and others to address their needs--not against them. Thank you for supporting all of these creative efforts and being flexible to the needs of the community.

Sincerely,



PC Drew

Cathy Derby

From: Cathy Derby
Sent: Tuesday, June 23, 2020 5:26 PM
To: Trustees_TownofCdale
Subject: FW: Main street closure

Cathy Derby
Town Clerk, Municipal Court Clerk
Town of Carbondale
511 Colorado Avenue
Carbondale, CO 81623
cderby@carbondaleco.net
970-510-1206
Fax 970-963-9140

From: maureen Thompson <mothompson919@gmail.com>
Sent: Tuesday, June 23, 2020 4:49 PM
To: Cathy Derby <cderby@carbondaleco.net>
Subject: Main street closure

Hi!! I can niy be apart of the zoom meeting BC of a timing conflict but why not do a traffic study and only take input from those directly effected (main street residents/business owners). I don't think everyone in town is entitled to an opinion (me included) BC we are not fiscally impacted fine way or another. Olease consider how restaurants were able to make some money while so many other main street businesses were totally closed first covid pandemic. I think the decision should be data driven...not sure how or what kind of data but wowza....its a heated topic and unless you can decide based on data.....it will get uglier that it is now!! Maureen Thompson 1343 barber dr.

GOOD LUCK WITH THE CALL TONIGHT!!!

Cathy Derby

From: Aaron Rogers <aaron@landmarkcafe.co>
Sent: Tuesday, June 23, 2020 6:04 PM
Cc: Aly Sanquily
Subject: In favor and support of Main Street Closure

Hello Carbondale Counsel,

I wanted to send an email in support for the continuation of the closure of Main Street and Main Street Business Patios. This is crucial to us and I wanted to voice my support.

Thank you for considering this very important step in keeping Main Street business alive and thriving.

--
Aaron Rogers
landmarkcafe.co
9709873061

Cathy Derby

From: Dan Richardson
Sent: Tuesday, June 23, 2020 4:34 PM
To: Trustees_TownofCdale
Subject: Fwd: Allegria

Sent from my iPhone

Begin forwarded message:

From: andreas fischbacher <fischbacherandreas@gmail.com>
Date: June 23, 2020 at 4:02:26 PM MDT
To: Dan Richardson <drichardson@carbondaleco.net>
Subject: Allegria

Dan : Thx much for the openness to discuss main street and get all input compiled . AS fro tonight there is a good chance I can't participate- yes we are busy and I feel we should take care of current customers and send out positive messages of absolute importance to me .
If I can I will for sure be ready on the planned time on the agenda . -

I add my 2 cents quickly in writing in case I can't make it.
I think the current situation is working well and needs to be given some more time to develop so the community and merchant team players can fully see the value of it . I'd like to stick to the original plan and let the creative part be played out since this is still a missing component. There has been a lot of negativity out there from day one unfortunately instead of looking for new ways to prevail in the current state of the world right now which affects every business .
There is change and change created fear in many ways- I get it , but change happened to us as of March 17 th 2020 and the old days as we know will not come back as they were .
So this change is not an option it is a given and we will need to think out of the box to thrive and succeed in this current state of affairs.
Originally the parking issue was the big deal for the merchants. Heard loud and clear.
I think the town did a fantastic job in mitigating this issue with the loading zone model .With all the loading zones blocked out we had not seen any parking to its full capacity in the last 2 weeks @ best 3-4 cars at the same time, so parking is a mute point .
As far as diminishing business.
Retail is one of the hardest hit and if we look at the nationwide trend and data of retail closures from small to large retailers it is that people shop differently these days, especially clothes and used items in consignment stores. Most of these stores are in large high volume traffic areas and they could not be saved because of traffic - it is a time and social change and humans are acting differently now as 2 month ago. So the blame on a one way traffic affecting the business is mute at its best .
The yesterday business is over and new creative ways need to be found in every aspect .
On another data is whenever there had been pedestrian malls or semi pedestrian malls created in a long run it positively affected the economy, lifestyle and behaviour or traffic www.bloomberg.com/news/articles/2019-12-10/why-car-free-streets-will-soon-be-the-norm

One of my biggest concerns however is that Carbondale is losing its draw for people , tourists and visitors to get here, and with that said I am in full support to create a creative distinctive main street

with a full main street closure as of 4 pm every day to create a different appeal for locals as well tourists to come out and dance in the streets so to say.
I'd like to see every effort put out to the masses in the form of a media campaign with our tourism board and that needs to be quick , fast and getting it done.
There is also a huge confusion to whether the main street is closed or not , if parking is available. This is an educational step where we need to put all efforts into, especially if we are in a less than 100 days time frame until all goes away .
Blueprints in other communities are already out there to vitalize and stimulate the economy.

Sorry probably more than 2 cnts .

Thx to you all at town to keep up with this . Best Andreas

--

Best Regards
Andreas
ON LINER ORERS : allegriacarbondale.com/order-online
ON LINE GIFT CARDS : squareup.com/gift/907SKH9HWG4DF/ORDER
www.allegriacarbondale.com
970 963 7316

Cathy Derby

From: Ryan Sweeney <sweeney.zg@gmail.com>
Sent: Tuesday, June 23, 2020 4:24 PM
To: Cathy Derby
Subject: Tonight's Meeting

Hi Cathy,
I had a bartender call in sick so I'll be working tonight and can't virtually attend the meeting. Since everyone on the block is planning to chime in with their thoughts about how to work together to mix traffic with vitality and outdoor dining, if line to throw in my two cents. Please feel free to forward to council member or read aloud:
My preference would be to find balance between two-way traffic during the day and outdoor dining at night. I feel my lunch business has suffered due to low foot and vehicle traffic on the block. I would like to find a way to have the street open in both directions until a designated time in the evenings when the block can be closed and restaurants can move seating to the street. I realize this will be difficult logistically. Setting up and tearing down several nights A week obviously puts a burden on both the town and the businesses but in my opinion it is the best way to balance everyone's needs between the daytime and the evening. If it makes things easier, I'm willing to have my neighbors set up seating in the street in front of Brass Anvil, as I have no plans of utilizing that space for dining.

Sent from my Samsung Galaxy Note 7

Cathy Derby

From: Anthony Austin <cheauxchi@hotmail.com>
Sent: Tuesday, June 23, 2020 12:04 PM
To: Cathy Derby
Subject: Main Street patios and businesses

Hello,

My name is Anthony Austin. I am an employee at Batch in downtown Carbondale. I want to thank the town and the trustees for continuing one way vehicle traffic and extended patio access for our bars and restaurants on Main Street. As a community I feel that we need to support the success and rebirth of what makes this town great, a vibrant and active town center. There is still ample parking for other businesses such as retail and gallery spaces. Having more foot traffic increases everyone's chances of success. Having our patio space has provided me with the necessary income to pay my bills and provide for my family. Without this we simply could not make ends meet. Carbondale is an amazing community and I am confident that we will all strive together. The current arrangement on Main Street is perfect and I hope it will continue to help all the small business on Main Street, as it has proven thus far in doing so.

Thank you,
Anthony Austin.

Sent from my iPhone

Cathy Derby

From: Jay Harrington
Sent: Tuesday, June 23, 2020 10:59 AM
To: Peter Mertz
Cc: Trustees_TownofCdale
Subject: RE: Main Street Closure

Hi Peter,
Thank you for comments, I will share them with the Town Board.
Jay

From: Peter Mertz <petermertz1@gmail.com>
Sent: Monday, June 22, 2020 9:35 PM
To: Jay Harrington <jharrington@carbondaleco.net>
Subject: Main Street Closure

Good evening, Jay,

As a Carbondale resident, I want to express my support for the businesses between fourth and third streets - that have been allowed by our business-oriented town council and mayor - to restrict traffic - thus enhancing their sales.

I would go so far as to recommend Carbondale explore the possibility of closing this one block permanently. If you look at Pearl Street in Boulder, and in Aspen - Carbondale could similarly create an organic space, where people could enjoy our historic town, surrounded by trees, benches, and places where they could be outdoors.

Thank you for listening to my opinion.

Peter Mertz

--
Peter Mertz
International Journalist
Xinhua Colorado
970-640-9600

1090 Valley Road
Carbondale, CO USA 81623

petermertz@mac.com
petermertz1@gmail.com

Cathy Derby

From: Julie Collins <handmadejewels4you@yahoo.com>
Sent: Tuesday, June 23, 2020 10:34 AM
To: Cathy Derby
Subject: New patio spaces in Carbondale

Greetings,

I am a resident of Carbondale and I fully support the new patios on Main Street for the restaurants as well as the one way traffic and the closure or Main Street in the weekends. I think it has really helped draw people to downtown and made it so nice to be able to sit outside at our favorite restaurants as well as walk or bike down town with out so many cars. It has made it easier for us to get around downtown to shop, dine, as well as run errands, and not having to deal with so much traffic on Main Street and creates a really nice ambiance For the town. There are so many towns around the world that do this with no problem and it brings great success as you can see since it has been happening there are a lot more people in town now, coming to Carbondale to enjoy the fact that it now is more like aspen or snowmass where you can park easily and walk into the downtown Or bike safely to enjoy a nice day or evening in the town with out any worry of traffic.

From the new dining patio to even the farmers market now happening, it has been a great thing to happen to bring business and people to the town to help it thrive and for people to enjoy it. In small towns all around the world, like Carbondale, and even some bigger towns, people prefer to walk around and enjoy shopping and dining like this and it has shown to be a very successful way with a lot less worries of cars driving around the area while people and families enjoy themselves In town.

I really do hope that this is here to stay if not only till the end of the summer but permanently, as Main Street is not that big, and we have had no issues or driving in or through Carbondale when needed, to get to and from where we need to go outside Carbondale and when going to Main Street to enjoy, we have not had any issues finding a place to park either to enjoy the strip of Main Street with all the shops and now outdoor dining.

Thank you and I am here to support the changes that have already been made in our amazing town and think it has really helped people come together and make changes needed to make Carbondale even more of a place people want to come visit, due to the new downtown outdoor seating and pedestrian and family friendly closure of the street on the weekend as well as the one way during the week. It really lets people slow down in this area and full be able to enjoy themselves.

Thank you,

Julie Collins
847-322-1172
Sent from my iPhone

Cathy Derby

From: Cortney Mcdougall <cortmcd68@gmail.com>
Sent: Tuesday, June 23, 2020 9:07 AM
To: Cathy Derby; Heather Henry; Ben Bohmfalk; Dan Richardson; Luis Yllanes; Marty Silverstein; Erica Sparhawk; Lani Kitching; Jay Harrington
Cc: arsanguily@gmail.com; batchemporium@gmail.com

Town of Carbondale Mayor Richardson and Carbondale Town Trustees,

We would like to write to you to thank you for the outdoor patios along main street. We bike to town and have been able to enjoy our favorite locales in a comfortable way with the outdoor seating. We have felt the added outdoor space has been a huge benefit. We hope that you consider keeping the streets closed and continue this layout on main street.
Sincerely,
Cortney McDougall and Daniel Giese
Carbonale Residents

Cathy Derby

From: Kaleigh Wisroth <kwisroth@gmail.com>
Sent: Tuesday, June 23, 2020 8:58 AM
To: Cathy Derby; Heather Henry; Ben Bohmfalk; Dan Richardson; Luis Yllanes; Marty Silverstein; Erica Sparhawk; Lani Kitching; Jay Harrington
Cc: Aly
Subject: Patio and Main Street closer.

Good morning,
My name is Kaleigh Wisroth, I am a life long local, employee of Batch emporium, and frequent costumer of Phat Thai, Alegria and soon to be a frequent costumer of Brass Anvil. I also shop very often at Lulu belle. I understand that times are difficult for everyone, and all business are doing what they can so survive. I strongly believe that the closer on Main Street is great for our local bars and restaurants. Per the CDC and WHO it is still unsafe to be in groups of 6 or more and social distancing still must be enforced. With these rules in place it is nearly impossible for bars and restaurants to have enough business to creat enough income to stay afloat. I know for a fact that the one way closer and the extended patios have made it easier for the citizens of Carbondale to feel safe and excited to be out and support. I also understand that the retail shops on this block have expressed anger towards the closer and have reported losses in profit. They claim that because they do not have two lanes of traffic by their business their profits have decreased Immensely. I strongly believe that it is not due to the closer! We are still in the middle of a world wide pandemic and all the businesses on Main Street have felt a huge hit in their profits. Keeping Main Street closed will increase foot traffic to all businesses! I believe that you as the town has done a great job at accommodating the retail stores in Main Street by providing several parking spaces in front of them, as well as keeping one lane of traffic down the street. Many other mountain towns in Colorado have completely closed their main streets to any driving traffic, such as Telluride, crested Butte, Durango, and Boulder has closed all of Pearl street. If you are Unfamiliar with pearl street it has several retail stores that are now only accessible through foot traffic.
I obviously want to see everyone be successful and I don't want any business to suffer, that being said, in no way do I think that removing the barriers and decreasing the patio space is the right decision just to two lanes of driving traffic.
I hope that you all take this letter into consideration as well as all the other letters and information you may receive when making your decision tonight in the town counsel meeting.
Thank you for your time,
Kaleigh Wisroth.

Cathy Derby

From: Jeff Colt <jeff@protectourwinters.org>
Sent: Tuesday, June 23, 2020 8:56 AM
To: Cathy Derby; Heather Henry; Ben Bohmfalk; Dan Richardson; Luis Yllanes; Marty Silverstein; Erica Sparhawk; Lani Kitching; Jay Harrington
Subject: Carbondale One-way main street

Good morning friends of Carbondale,

My name is Jeff Colt and I have lived in the valley for the last four years. I know some of you, but for those of you I haven't had the pleasure of meeting, I had the opportunity to work behind the bar at Batch for three years, meeting many of Carbondale's finest and experiencing the vibrancy of this creative community. Additionally, I worked at Backbone Media for 3.5 years, I am currently working with Protect Our Winters leading up to the 2020 elections, and will be taking a role in education at CRMS this fall.

I love Carbondale dearly, especially my family at Batch. I had to stop working at Batch early on in the pandemic as there wasn't enough work to go around and their business, like many others, was struggling to stay afloat. The health of a town and it's community can often be felt by the energy along main street. I came to Carbondale and interviewed at Backbone back in 2016 on a first Friday and I was sold. I have a number of friends who moved to Carbondale because of soulful experiences at 5Point, Mountain Fair, and the Fashion Show.

I have been thrilled the last two weeks to see the restaurants and small businesses downtown thriving, mostly thanks to the one-way main street traffic that has allowed for actual outdoor seating. In my dream Carbondale, downtown would be walkable from Mi Casita to the Smithy (Weant to 3rd St) and the town would have more music, performance art, and a destination business district. This has been a great start towards that realization. Walkable downtowns are more family friendly, and they slow people down to take a step into that frame shop you've always cruised by.

I urge you to consider keeping the one-way traffic along Main St through the approved date. My heart broke a little when Town had to leave and my stomach is still searching for a replacement go-to dining spot. I would be crushed to see my favorite establishment, Batch, suffer a similar fate, or for Brass Anvil, which is just getting off the ground to lose business in this critical time of momentum.

Thank you for taking a bit of your morning reading through this. Please consider our plea as genuine concern and love for this town and the small business owners and restaurants that keep us dancing.

With love and admiration,
Jeff

--
Jeffrey Colt
POW Colorado Field Representative
(603)340-2176

Cathy Derby

From: David Kodama <dave@kenichiwoodworking.com>
Sent: Tuesday, June 23, 2020 8:22 AM
To: Cathy Derby; Heather Henry; Ben Bohmfalk; Dan Richardson; Luis Yllanes; Marty Silverstein; Erica Sparhawk; Lani Kitching; Jay Harrington
Subject: Main Street

Dear Dan and Trustees,

I am writing this email to commend you on the moves you have made to restrict traffic on the section of Main Street from 3rd to 4th in order to allow added outdoor seating for restaurants and bars.

I find it a dynamic and most importantly SAFE way to revitalize our downtown core. The last few walks/bike rides I have made to Main St, I was ecstatic to see the small, locally owned businesses that have been hurting so badly for so long buzzing with activity - I feel that outdoor activity is safer and personally am not ready to frequent businesses if I am to be relegated to the indoors even at limited capacity. I know I am not alone in feeling this so am thankful that you have all taken into consideration the longevity of these businesses that have been struggling to get through the quarantine.

I believe you have made some great strides towards a safe and fun alternative during these unprecedented times. Thank you all for all that you do for our community!

--
--
David Kenichi Kodama
Creator

P: 970.274.9967
E: dave@kenichiwoodworking.com
W: kenichiwoodworking.com
IG: @kenichiwoodworking
Etsy: kenichiwoodworking.etsy.com

--
KENICHI WOODWORKING
6698 HIGHWAY 82 / GLENWOOD SPRINGS CO
USA / 81601

Cathy Derby

From: Lisa Weiss <lisamarie.weiss@hotmail.com>
Sent: Tuesday, June 23, 2020 7:53 AM
To: Cathy Derby; Heather Henry; Ben Bohmfalk; Dan Richardson; Luis Yllanes; Marty Silverstein; Erica Sparhawk; Lani Kitching; Jay Harrington
Subject: Re: In Support of Main Street Patios

Hello,

I understand that the newly implemented patios on Main Street, which have already been voted on, approved and constructed, will be up for discussion among the Town Trustees this evening. With this in mind, I wanted to offer my gratitude to the Town of Carbondale for these efforts, as well as voice my continued support. Speaking as a resident and employee of downtown Carbondale, I would offer that the only potential modification for the existing partial street closure would be to close it entirely.

I am employed by several downtown businesses, including Batch. I also live on the corner of 3rd and Main so I am very familiar with the sleepy daytime traffic in Carbondale within the area in question. I understand that two local businesses, Sawyer's Closet and Lulubelle, have taken issue with this street closure and are blaming a dip in sales on the one-way traffic that supposedly infringes on their visibility and parking. Have these women forgotten that we are currently living through a pandemic and perhaps some of their sliding figures can be attributed to the fact that people haven't been employed for 3 months? I certainly can't afford to shop retail at the moment, and I don't. But I do go out to enjoy a meal or a drink with friends on occasion. Certainly I'm not alone as a consumer in this current (and hopefully temporary) pattern. As businesses like Batch, Phat Thai and Allegria are all getting creative and working hard to increase visibility and foster a welcoming environment to locals and visitors, I haven't seen any type of similar effort from Lulubelle or Sawyer's Closet. I've never even seen a clothing rack outside on the sidewalk indicating that a retail store exists. Not even a sandwich board inviting people inside. Tonic Juicery, which has one of the most concealed businesses downtown, has one and they are not complaining about the closure (as far as I know). They're just getting to work, increasing their visibility.

I could go on. Please do not allow a couple of businesses that appear to be making very little effort to adapt to change, spoil things for the rest of us. As a resident of downtown Carbondale, I have really enjoyed the lively atmosphere generated by the closure. As an employee of Batch, I am wholeheartedly thankful for this GENUINE LIFELINE that has been provided to our local businesses. Lulubelle and Sawyer's Closet would do well to adapt to change like the rest of us and get creative, get fun and GET WITH US because we are all a team here in this community. Their blame for lack of sales on the street closure is sorely misguided; we are all in recovery mode here and I'm sorry for them that retail is not a top priority for many consumers at the moment. However, reviving social connections with a refreshing drink or nourishing meal after nearly 3 months of "Stay at Home" IS a priority for most. The patios are certainly proof of this. Again, I speak from the perspective of an employee and resident of downtown Carbondale. Please, let's keep the patios as they are.

Sincerely,

Lisa Weiss

Cathy Derby

From: Dan Richardson
Sent: Monday, June 22, 2020 10:15 PM
To: Trustees_TownofCdale
Subject: Fwd: Main Street Closure

Dan Richardson,
Mayor of Carbondale
(970) 510-1345

Begin forwarded message:

> **From:** Peter Mertz <petermertz1@gmail.com>
> **Date:** June 22, 2020 at 9:32:52 PM MDT
> **To:** Dan Richardson <drichardson@carbondaleco.net>
> **Subject: Main Street Closure**
>
> Good evening, Dan,
>
> As a Carbondale resident, I want to express my support for the businesses between fourth and third streets - that have been allowed by our business-oriented town council and mayor - to restrict traffic - thus enhancing their sales.
>
> I would go so far as to recommend Carbondale explore the possibility of closing this one block permanently. If you look at Pearl Street in Boulder, and in Aspen - Carbondale could similarly create an organic space, where people could enjoy our historic town, surrounded by trees, benches, and places where people could be outdoors.
>
> Thank you for listening to my opinion.
>
> Peter Mertz
>
> --
> Peter Mertz
> International Journalist
> Xinhua Colorado
> 970-640-9600
>
> 1090 Valley Road
> Carbondale, CO USA 81623
>
> petermertz@mac.com
> petermertz1@gmail.com

Cathy Derby

From: Dan Richardson
Sent: Monday, June 22, 2020 10:13 PM
To: Trustees_TownofCdale
Subject: Fwd: Finding balance on Main Street

Dan Richardson,
Mayor of Carbondale
(970) 510-1345

Begin forwarded message:

> **From:** Tonic Juicery <hello@tonicjuicery.com>
> **Date:** June 22, 2020 at 9:11:43 PM MDT
> **To:** Dan Richardson <drichardson@carbondaleco.net>
> **Subject: Re: Finding balance on Main Street**
>
> Hi Dan,
>
> Thank you for checking in. It has certainly been a rough time. Business has been very slow and I'm not sure how much of this is in anyone's control. It seemed in the beginning of June things on Main street were starting to pick up, there were cars on the street and we were even getting a fair amount of tourists. I am definitely not at all happy with the decision to close off part of our block. It does not serve daytime businesses in any capacity. Many people are confused, many are bi passing our block all together. Yes, it is true that there is plenty of parking, but that is precisely the problem! I see these structures sitting empty all day long. This decision has divided us, haughty attitudes have surfaced and social media campaigns have ensued. I love and patron all the restaurants, shops and bars on Main and I really hope for their perseverance in all of this, but not at my own expense.

On Fri, Jun 19, 2020, 2:26 PM Dan Richardson <drichardson@carbondaleco.net> wrote:

> All,
> NOTE: I'm sending this email to Main Street businesses between 3rd & 4th (except Mary's and Misers for whom I did not have email addresses). I did this under blind copy as a general practice with 'mass' emails in case people don't want their email addresses shared.
>
> I don't know about you, but the last 3 1/2 months feels like a year. This health crisis, turn economic crisis has been incredibly challenging for nearly everyone and I think the impacts of these 3 1/2 months are really being felt right now. The silver lining has been how inspiring and responsive our community has been as new issues pop up weekly if not daily at times.
>
> As businesses reopen we're finding that striking the right balance for how to mitigate the economic impacts is no easier than mitigating the health impacts. We're learning that is true on Main Street as well. As I am learning from merchants and restaurants alike, its seems that nearly all are seeing significant drops in year over year revenue.

I know that there are concerns, frustrations and questions about the current approach and I am very grateful for everyone who has helped inform the process and make it work as best we can. We also knew that whatever we did, we'd need to tweak it to some degree after we learn what's working, what's not, and why. Thank you to those who are sharing your thoughts after week 1. Please know that I, and the rest of the board of trustees are open to this feedback and modifying things as appropriate. So this email is to say please reach out now that we all have a week's experience behind us. Hopefully you are discussing issues with each other as neighbors too, because I think that's how we'll find the best solution.

While I'll be off grid from this evening through Saturday evening, I am happy to engage on Sunday or early next week so that we can find the right balance. Thank you for your commitment to Carbondale and your efforts to making Main Street a fantastic place to be.

Dan Richardson,
Mayor of Carbondale
(970) 510-1345

Cathy Derby

From: Dan Richardson
Sent: Monday, June 22, 2020 10:13 PM
To: Steve Mills
Cc: Cathy Derby; Heather Henry; Ben Bohmfalk; Luis Yllanes; Marty Silverstein; Erica Sparhawk; Lani Kitching; Jay Harrington; Alfred LaFave
Subject: Re: Main St and Covid-19

Thank you for your email Steve.

Dan Richardson,
Mayor of Carbondale
(970) 510-1345

> On Jun 22, 2020, at 9:04 PM, Steve Mills <dmode4sm@msn.com> wrote:
>
> Dear Trustees,
>
> We just wanted to take a moment to say thank you all for thinking outside of the box to ensure our downtown businesses, especially restaurants, continue to thrive during this unprecedented time. We believe the one-way traffic is a great way to get people back in town to enjoy a meal out and take advantage of the great weather we have been having as of late. We know there is no perfect answer for every business but we really appreciate you trying to make this work as other cities and towns are doing the same. We were recently in Telluride and saw them take a similar approach and it definitely added to our enjoyment of dinner in town. Carbondale always seems to have plenty of parking off of Main St. even with this new approach. So again, thank you for working so hard to ensure our businesses stay afloat during this pandemic.
>
> As a united Carbondale, we will get through this pandemic together and ensure our friends and neighbors stay in business.
>
> Sincerely,
>
> Steve Mills and Alfred LaFave
> 641 Cowen Dr
> Carbondale, CO 81623

Cathy Derby

From: Dan Richardson
Sent: Monday, June 22, 2020 10:11 PM
To: Hank van Berlo
Cc: Cathy Derby; Heather Henry; Ben Bohmfalk; Luis Yllanes; Marty Silverstein; Erica Sparhawk; Lani Kitching; Jay Harrington
Subject: Re: Main St Traffic

Thank you for your email Hank.

Dan Richardson,
Mayor of Carbondale
(970) 510-1345

On Jun 22, 2020, at 2:43 PM, Hank van Berlo <hankvanberlo@gmail.com> wrote:

Shelle and I are in FULL support of keeping Main Street open to one-way traffic for the trial period and beyond, weather permitting. Why you ask?:

- Increased pedestrian traffic that benefits all businesses, eateries and retail alike.
- Slows vehicle traffic way down because very few drivers heed the 20 mph speed limit (never see it enforced on Main St anyway).
- Safer crossing Main Street (realistically, no one goes to the corner crosswalks unless already at the corner).
- More vitality in the downtown core with dining establishments thriving full of safe, socially distanced patrons.
- Visually more appealing than summer traffic congestion that has gotten out of hand in recent years.

In fact, many of you Trustees may remember me speaking to you individually of designating Main Street "pedestrian only" from Weant to 3rd St. with plans for permanent parking (structure?) on Colorado.

Hank van Berlo
Shelle de Beque
21 Crystal Circle, Carbondale
970 379 6907
hankvanberlo@gmail.com

"There was no telling what people might find out once they felt free to ask whatever questions they wanted to." ~Joseph Heller, Catch 22

Cathy Derby

From: Dan Richardson
Sent: Monday, June 22, 2020 10:08 PM
To: Patrick Fagan
Cc: Cathy Derby; Heather Henry; Ben Bohmfalk; Luis Yllanes; Marty Silverstein; Erica Sparhawk; Lani Kitching; Jay Harrington
Subject: Re: Main St

Thank you for your email Patrick.

Dan Richardson,
Mayor of Carbondale
(970) 510-1345

> On Jun 21, 2020, at 10:10 PM, Patrick Fagan <fatpagan11@gmail.com> wrote:
>
>
> Dear Mayor and Board Members,
> I am writing in support of the recent changes made to the traffic patterns on Main St. Full disclosure, I am an investor in Batch, so I have an obvious interest in their success.
> Having more outdoor gathering space is helpful to the businesses there in what has been a very difficult stretch due to the pandemic. Also, I believe the outdoor seating suits the character of our outdoors loving town. Last Saturday, kids were playing and safely riding bikes in the closed block while adults used the space to be both social and distant. The closure reminded me of what we do as a town for many of the First Fridays. First Fridays which have been very good for our town both socially and economically.
> Thank you for helping our downtown businesses by making some lemonade out of the lemons this virus has handed us.
> Sincerely, Patrick Fagan

My name is Mark Burrows, long time resident of carbondale, I live at 243 Sopris Ave. Carbondale.

I wanted to write and express my joy at the new changes to downtown. I LOVE the street closures for main street, in the past the traffic was always so frequent, heavy and loud, especially in the evenings, it made it hard to enjoy our little slice of paradise. I would like to encourage the continuation of this throughout the summer. I would even love to see the street shut down to ALL traffic. That would really bring it alive. Main street should be a hub for business and social interaction. I believe that this will do nothing but benefit the downtown core businesses. The past few weekends have seen the street filled with diners and families socializing with the ample room that sidewalks would not give us.

Yours

Mark Burrows

<Mark_Burrows-29.jpg>

Mark Burrows
mark@kingbeephotography.com
www.kingbeephotography.com
970-379-4581
Carbondale's 3rd st. center
520 S. 3rd st. Suite 26A
Carbondale, Co. 81623

Cathy Derby

From: Dan Richardson
Sent: Monday, June 22, 2020 3:50 PM
To: Trustees_TownofCdale
Subject: Fwd: Heartfelt Thank You!!

Dan Richardson,
Mayor of Carbondale
(970) 510-1345

Begin forwarded message:

> **From:** Aly Sanguily <aly@roaringforkbeerco.com>
> **Date:** June 17, 2020 at 11:58:43 AM MDT
> **To:** Dan Richardson <drichardson@carbondaleco.net>, Amy Kimberly <amy@carbondalearts.com>, Andrea Stewart <andrea@carbondale.com>, Jonathan Stokely <Jonathan@COVENTURE.io>, Jay Harrington <jharrington@carbondaleco.net>
> **Subject: Heartfelt Thank You!!**
>
> Good morning you all,
>
> I wanted to take the time to send a note and sincerely thank you all for working so hard to allow and approve the use of Main Street for patio space. We have had some great days since the patio has opened, while still not having a single person sit inside for service. It is clear that people are still very much uncomfortable about sitting inside and will indeed even wait for a patio table if we are full.
>
> I saw Andrea this morning and mentioned to her that if we did not have the street side patio right now, we could still be in the scary situation of not having any customers inside which we would not be able to survive for much longer.
>
> We love this town so very much and the community support is absolutely incredible, we thank our lucky stars that are going through this in Carbondale. Thank you Mayor Richardson, Jay, our amazing group of trustees, Town staff, Amy and Carbondale Arts and the CCD, Andrea and the Carbondale chamber and Jonathan and Coventure, for working together to make sure that our small business bars and restaurants have a chance.
>
> I know that this wasn't the popular vote for some but I am overwhelmingly feeling grateful right now as I see customers coming back to our business, a business that we fight so hard for and love so much and want longevity for, so thank you very much. If there's anything that Batch can ever do, please do not hesitate to reach out and we look forward to the rest of the summer.
>
> Have a wonderful day!
>
> Aly Sanguily

Marketing Director and Tasting Room Operations
Roaring Fork Beer Company
Tasting Room:
Batch at RFBC
358 Main Street
Carbondale, Co. 81623

Tasting Room: 970.510.5934
Cell: 970.946.9338

Cathy Derby

From: Dan Richardson
Sent: Monday, June 22, 2020 10:05 PM
To: Aly Sanguily
Cc: Jay Harrington; Cathy Derby; Luis Yllanes; Heather Henry
Subject: Re: street closure

Thank you Aly.

Dan Richardson,
Mayor of Carbondale
(970) 510-1345

On Jun 21, 2020, at 9:59 PM, Aly Sanguily <aly@roaringforkbeerco.com> wrote:

Hello all,

Mark Burrows and others have told me they have been sending in emails to you all to thank and show support for the one-way traffic and the patios on main street and the email addresses of trustees as well as Dan and Jay are consistently getting bounced back. I am not sure why but I am attempting to forward this email to you all from Mark Burrows as he has requested me to do so. Thanks!

Aly Sanguily

Marketing Director and Tasting Room Operations
Roaring Fork Beer Company
Tasting Room:
Batch at RFBC
358 Main Street
Carbondale, Co. 81623

Tasting Room: 970.510.5934
Cell: 970.946.9338

Begin forwarded message:

From: Mark Burrows <mark@geekspeak.net>
Date: June 21, 2020 at 9:46:46 PM MDT
To: Mark Burrows <mark@geekspeak.net>
Subject: street closure

Hello

Cathy Derby

From: Dan Richardson
Sent: Monday, June 22, 2020 3:44 PM
To: Trustees_TownofCdale
Subject: Fwd: Main Street

Dan Richardson,
Mayor of Carbondale
(970) 510-1345

Begin forwarded message:

> **From:** Main Street Gallery <mainstreet399@gmail.com>
> **Date:** June 22, 2020 at 10:31:34 AM MDT
> **To:** Dan Richardson <drichardson@carbondaleco.net>
> **Subject: Main Street**
>
> Hello Mayor,
> Thanks for reaching out.
> I am appreciative that we have our loading zones accessible for customers. That had made a huge difference.
> The only problem is that we have actually noticed some cars going Westbound on the one way block.
> That is very concerning .
> Thanks again for checking in.
>
> Sally Norwood
> Main Street Gallery and The Framer
>
> --
> Main Street Gallery & The Framer
> 399 Main Street
> Carbondale, CO. 81623
> (970) 963-3775

Cathy Derby

From: Dan Richardson
Sent: Monday, June 22, 2020 3:43 PM
To: Trustees_TownofCdale
Subject: Fwd: Main Street

Dan Richardson,
Mayor of Carbondale
(970) 510-1345

Begin forwarded message:

From: Jonathan VanTassel <jonathanvantassel@gmail.com>
Date: June 22, 2020 at 10:05:58 AM MDT
To: Dan Richardson <drichardson@carbondaleco.net>
Subject: Main Street

Hello. My name is Jon. I work at Batch. The new outdoor seating is saving the business. I believe that some of our neighbors have misdirected their frustrations toward the outdoor seating. They should be mad at Amazon or themselves for not adapting. I feel bad for them but it's time for everyone to adapt.

Thanks for listening,
JVT
--

Www.jonathanvantassel.com
https://www.instagram.com/600hundo

Cathy Derby

From: Dan Richardson
Sent: Monday, June 22, 2020 3:43 PM
To: Trustees_TownofCdale
Subject: Fwd: Main St

Dan Richardson,
Mayor of Carbondale
(970) 510-1345

Begin forwarded message:

> **From:** Patrick Fagan <fatpagan11@gmail.com>
> **Date:** June 21, 2020 at 10:10:13 PM MDT
> **To:** Cathy Derby <cderby@carbondaleco.net>, Heather Henry <hhenry@carbondaleco.net>, Ben Bohmfalk <bbohmfalk@carbondaleco.net>, Dan Richardson <drichardson@carbondaleco.net>, Luis Yllanes <lyllanes@carbondaleco.net>, Marty Silverstein <msilverstein@carbondaleco.net>, Erica Sparhawk <esparhawk@carbondaleco.net>, Lani Kitching <lkitching@carbondaleco.net>, Jay Harrington <jharrington@carbondaleco.net>
> **Subject: Main St**
>
> Dear Mayor and Board Members,
> I am writing in support of the recent changes made to the traffic patterns on Main St. Full disclosure, I am an investor in Batch, so I have an obvious interest in their success.
> Having more outdoor gathering space is helpful to the businesses there in what has been a very difficult stretch due to the pandemic. Also, I believe the outdoor seating suits the character of our outdoors loving town. Last Saturday, kids were playing and safely riding bikes in the closed block while adults used the space to be both social and distant. The closure reminded me of what we do as a town for many of the First Fridays. First Fridays which have been very good for our town both socially and economically.
> Thank you for helping our downtown businesses by making some lemonade out of the lemons this virus has handed us.
> Sincerely, Patrick Fagan

Cathy Derby

From: Dan Richardson
Sent: Monday, June 22, 2020 3:43 PM
To: Trustees_TownofCdale
Subject: Fwd: Carbondale Outdoor Restaurant Patios

Dan Richardson,
Mayor of Carbondale
(970) 510-1345

Begin forwarded message:

From: Alexandra O'Neal <alironeal@gmail.com>
Date: June 21, 2020 at 9:55:29 PM MDT
To: Dan Richardson <drichardson@carbondaleco.net>
Subject: Carbondale Outdoor Restaurant Patios

Dear Carbondale Community,

I'm writing to thank you all for making the decision to close one lane downtown Carbondale to allow businesses to offer ample outdoor seating. I'm not yet ready to dine indoors, and don't anticipate being ready for the foreseeable future. Having this option has been an absolutely wonderful way to get back out and support local businesses again, in a way that makes me feel comfortable and at ease. I know this is a model many towns around the country are adapting, and it's an absolutely lovely way to connect with community members downtown.

I've heard there are a few businesses along this block that aren't as satisfied with the closure, and have stated that it may be hurting businesses for them. While I understand how a full road closure may have this effect, I struggle to comprehend how closing one lane, with plenty of parking throughout the block, has this dire consequence.

I ask you all to continue with the original approval, and allow the mass majority of our community to enjoy some of our favorite restaurants and bars outdoors this summer. It's been such a pleasure thus far, and I'd love to see this type of flexibility and adaptability continue into the future. Thank you for all the work you do, and I hope all of you and your families are staying safe and well during this time.

Sincerely,
Ali O'Neal

Cathy Derby

From: Dan Richardson
Sent: Monday, June 22, 2020 3:42 PM
To: Trustees_TownofCdale
Subject: Fwd: Finding balance on Main Street

Dan Richardson,
Mayor of Carbondale
(970) 510-1345

Begin forwarded message:

> **From:** Ryan Sweeney <sweeney.zg@gmail.com>
> **Date:** June 19, 2020 at 3:17:20 PM MDT
> **To:** Dan Richardson <drichardson@carbondaleco.net>
> **Cc:** Jay Harrington <jharrington@carbondaleco.net>
> **Subject: Re: Finding balance on Main Street**
>
> Hi Dan,
> I appreciate you checking in on this. While I'm trying to not be too vocal as the new kid on the block, I'm happy to share my opinions since you asked.
> I think that I would probably side with most of the retailers on the block in asking for the street to be returned to two-way. While I don't have any numbers to compare, I feel my lunch sales are slower than they could be and would attribute this to a lack of foot and vehicle traffic. In doing my research prior to opening, one thing that I was consistently told was that people wanted a lunch option on this block, so that was built into my business model. With such a reduction in traffic, I'm not sure if I'll be able to cover my costs enough to justify lunch service seven days a week.
> The street is closed in one direction at all times to accommodate three businesses that are each open for five hours a day, five days a week. My opinion would be to allow them to do whatever they need to do to be successful within the parking lanes, while still having the width to be able to return to two-way traffic. I'll even volunteer the space in front of my business for someone else (maybe Batch) as I have no plans to put seating there.
> I have no problem with closing the block down at 4pm or whatever because that's when the businesses that need the space are actually open to utilize the space. I think them doing a little extra setup and teardown is a fair compromise with the retailers on the block who need the traffic and parking for their businesses. Many of them have been very vocal about their struggles. Vitality in the retail stores and galleries on the block is as necessary as in the restaurants.
> Anyhow, just my opinion, take it for what it's worth. I appreciate you reaching out and trying to find a balance on Main Street.
>
> Ryan
>
> On Fri, Jun 19, 2020 at 2:26 PM Dan Richardson <drichardson@carbondaleco.net> wrote:
> > All,
> > NOTE: I'm sending this email to Main Street businesses between 3rd & 4th (except Mary's and Misers for whom I did not have email addresses). I did this under blind copy as a general practice with 'mass' emails in case people don't want their email addresses shared.

I don't know about you, but the last 3 1/2 months feels like a year. This health crisis, turn economic crisis has been incredibly challenging for nearly everyone and I think the impacts of these 3 1/2 months are really being felt right now. The silver lining has been how inspiring and responsive our community has been as new issues pop up weekly if not daily at times.

As businesses reopen we're finding that striking the right balance for how to mitigate the economic impacts is no easier than mitigating the health impacts. We're learning that is true on Main Street as well. As I am learning from merchants and restaurants alike, its seems that nearly all are seeing significant drops in year over year revenue.

I know that there are concerns, frustrations and questions about the current approach and I am very grateful for everyone who has helped inform the process and make it work as best we can. We also knew that whatever we did, we'd need to tweak it to some degree after we learn what's working, what's not, and why. Thank you to those who are sharing your thoughts after week 1. Please know that I, and the rest of the board of trustees are open to this feedback and modifying things as appropriate. So this email is to say please reach out now that we all have a week's experience behind us. Hopefully you are discussing issues with each other as neighbors too, because I think that's how we'll find the best solution.

While I'll be off grid from this evening through Saturday evening, I am happy to engage on Sunday or early next week so that we can find the right balance. Thank you for your commitment to Carbondale and your efforts to making Main Street a fantastic place to be.

Dan Richardson,
Mayor of Carbondale
(970) 510-1345

--

Ryan P. Sweeney
Ryno's Pub & Pizzeria
430 E. Cooper Ave.
Aspen, CO 81611
847.707.1724

Cathy Derby

From: This Mrs <thepreciousplate@gmail.com>
Sent: Sunday, June 21, 2020 8:34 PM
To: Cderby@carbondaleconet; Jay Harrington; drichsrdaon@carbondaleco.net; hhenryanes@carbondaleco.net; Marty Silverstein; Erica Sparhawk; Lani Kitching; Cathy Derby
Subject: Downtown Carbondale

Hello Carbondale City council-
I am writing to tell you about my recent experience with the new downtown Carbondale.

My aunt came to visit and she raised her kids in Carbondale years ago. We had lunch downtown and proceeded to walk around popping into stores and truly enjoying the renewed accessibility to the shoppable vibe that only downtown Carbondale can embody.

This new Main Street framework- with the extended patio seating and the limited traffic- is Carbondale in the summertime at its best. We parked on a side street, and decided to walk the entire downtown because it was so inviting and pedestrian accessible.

Limiting busy cars and encouraging our community to support local businesses while also observing the covid restrictions is the best case scenario.

Thank you city of Carbondale for embracing our community and providing a stylish, intentional neighborhood space to fuel our local economy.
I love it, you nailed it.

THANK YOU FOR YOUR TIME
Make it a Great Day!
Sara Malloy

Cathy Derby

From: Matt Greenlund <mattgreenlund@gmail.com>
Sent: Sunday, June 21, 2020 8:27 PM
To: Jay Harrington; drichsrdaon@carbondaleco.net; hhenryanes@carbondaleco.net; Marty Silverstein; Erica Sparhawk; Lani Kitching; Cathy Derby
Subject: Carbondale Resident Concern - Main Street

Dear Carbondale Community,

First of all, thank you for all of the time and effort you all have been and continue to spend on ensuring our community is in a position to succeed! In times like these it is important to constantly be analyzing the data and creating tools to help our community find its way through. I believe closing Main Street to two way traffic and allowing our local restaurants and bars to move seating outside is a wonderful idea. One that allows people who are not yet comfortable to dine inside the opportunity to support our local businesses.

It has come to my attention that, while the restaurants and bars are praising this move, some businesses are feeling like they are losing sales. And because of this would like to see Main Street open back up to two way traffic. I DO NOT support this position. While I consider these businesses to be my neighbors, I think there are other ways to support their businesses that do not take away the great tool you have created for restaurants by allowing dining to move onto the street.

I hope there is a way we can keep the street closed to two way traffic, keep restaurant seating spread out/outdoors, and find other tools to help these businesses that are against it. Maybe increased signage sizing? Or a new Main Street campaign promoting all businesses? But as someone who is not ready to dine indoors, and still wants to support my friends and neighbors, please keep the Main Street closure in place.

Thank you again for all of your hard work!

Sincerely,

Matt Greenlund

Sent from my iPhone

Cathy Derby

From: Alexandra O'Neal <alironeal@gmail.com>
Sent: Sunday, June 21, 2020 8:03 PM
To: drichsrdaon@carbondaleco.net
Cc: Jay Harrington; hhenryanes@carbondaleco.net; Marty Silverstein; Erica Sparhawk; Lani Kitching; Cathy Derby
Subject: Carbondale Outdoor Restaurant Patios

Dear Carbondale Community,

I'm writing to thank you all for making the decision to close one lane downtown Carbondale to allow businesses to offer ample outdoor seating. I'm not yet ready to dine indoors, and don't anticipate being ready for the foreseeable future. Having this option has been an absolutely wonderful way to get back out and support local businesses again, in a way that makes me feel comfortable and at ease. I know this is a model many towns around the country are adapting, and it's an absolutely lovely way to connect with community members downtown.

I've heard there are a few businesses along this block that aren't as satisfied with the closure, and have stated that it may be hurting businesses for them. While I understand how a full road closure may have this effect, I struggle to comprehend how closing one lane, with plenty of parking throughout the block, has this dire consequence.

I ask you all to continue with the original approval, and allow the mass majority of our community to enjoy some of our favorite restaurants and bars outdoors this summer. It's been such a pleasure thus far, and I'd love to see this type of flexibility and adaptability continue into the future. Thank you for all the work you do, and I hope all of you and your families are staying safe and well during this time.

Sincerely,
Ali O'Neal

TOWN OF CARBONDALE

511 Colorado Avenue
Carbondale, CO 81623
www.carbondalegov.org
(970) 963-2733 Fax: (970) 963-9140

BOARD OF TRUSTEES AGENDA MEMORANDUM

TITLE: Environmental Board Member Application Review

SUBMITTING DEPARTMENT: Boards and Commissions

ATTACHMENTS: Environmental Board membership application from June 22, 2020 meeting

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BACKGROUND

On June 22, 2020, the Environmental Board reviewed the membership application submitted by Summer Scott as a regular voting member for a 2-year term. The Board moved to recommend the applicant for appointment to the Carbondale Environmental Board.

RECOMMENDATION

Town Staff recommends the Board of Trustees move to approve that Summer Scott be appointed as a regular voting member of the Environmental Board.

Prepared by: Kae McDonald
Boards and Commissions Clerk

Town Manager

TOWN OF CARBONDALE

APPLICATION FOR APPOINTMENT OR REAPPOINTMENT TO TOWN ADVISORY BOARDS AND COMMISSIONS

THIS IS AN APPLICATION FOR APPOINTMENT X___ REAPPOINTMENT _____

NAME OF APPLICANT: Summer Scott
MAILING ADDRESS: 82 Main st
STREET ADDRESS OF RESIDENCE: 82 Main st, Carbondale
TELEPHONE: (Work) 720-938-6908 (Home) "
OTHER PHONE: _____ E-MAIL: sscott@blpftp.org

INDICATE WHERE YOU WOULD LIKE YOUR AGENDAS AND INFORMATIONAL MATERIALS DELIVERED:
email

(If you are seeking reappointment, it is only necessary to fill in your name and those informational items which have changed since you were last appointed.)

BOARD OR COMMISSION FOR WHICH (RE) APPOINTMENT IS SOUGHT:

Environmental board

NEW APPOINTMENT ONLY:

Describe any special knowledge, abilities, background or interests which you feel will provide a positive contribution to the goals and purposes of the board or commission for which you are seeking appointment. (Attach resume if desired or use an extra sheet of paper if necessary.)
My past of custom fabrication, R&D, prototyping, reverse engineering, CAD and other design allows means I am good at problem solving, looking for new and creative solutions and engineering solutions not only in mechanical and real world situations but also in general terms.
My present focus is trying to create positive change in the world using these tools, science and other resources to try to address issues such as climate change, environmental concerns and what I believe are other related issues including socioeconomic issues, poverty, systemic racism, and so on.



Signature

05/19/2020
Date

CONGRATULATIONS! The _____ has appointed you to the _____ by official action taken on _____. Your term will expire _____.

We greatly appreciate your interest and participation in the municipal government process.

Mayor and Board of Trustees
Town of Carbondale

ATTACHMENT F

Submit to Local Licensing Authority

MING'S CAFE
0934 HWY 133
Carbondale CO 81623

Fees Due	
Renewal Fee	351.25
Storage Permit $100 X _____	$
Sidewalk Service Area $75.00	$
Additional Optional Premise Hotel & Restaurant $100 X _____	$
Related Facility - Campus Liquor Complex $160.00 per facility	$
Amount Due/Paid	$ 351.25

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

Retail Liquor or Fermented Malt Beverage License Renewal Application

Please verify & update all information below **Return to city or county licensing authority by due date**

Licensee Name	Doing Business As Name (DBA)			
NEW ERA FOOD INC	MING'S CAFE			
Liquor License #	**License Type**	**Sales Tax License #**	**Expiration Date**	**Due Date**
03-04847	Beer & Wine (city)	04282050003	09/14/2020	07/31/2020
Business Address				**Phone Number**
0934 & 0940 HWY 133 Carbondale CO 81623				9703404941
Mailing Address			**Email**	
0934 HWY 133 Carbondale CO 81623			Mzhang91748@Yahoo.com	
Operating Manager	**Date of Birth**	**Home Address**		**Phone Number**
Michael Zhang		2 NewCastle, CO		

1. Do you have legal possession of the premises at the street address above? ☐ Yes ☐ No
   Are the premises owned or rented? ☐ Owned ☒ Rented* *If rented, expiration date of lease 8/30/2033

2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility? If yes, please see the table in upper right hand corner and include all fees due. ☐ Yes ☒ No

3a. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? ☐ Yes ☒ No

3b. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? ☐ Yes ☒ No

4. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested. ☐ Yes ☒ No

5. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? If yes, attach a detailed explanation. ☐ Yes ☒ No

6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked? If yes, attach a detailed explanation. ☐ Yes ☒ No

7. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee? If yes, attach a detailed explanation. ☒ Yes ☐ No

#7 Ming's Cafe Glenwood Springs
721 Grand Ave.

Quest #7 Kanpai Sushi
3950 Midland Ave. #G

Affirmation & Consent
I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business	Title
Michael Zhang	President
Signature	**Date**
	6/29/20

Report & Approval of City or County Licensing Authority
The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.
Therefore this application is approved.

Local Licensing Authority For		Date
Signature	**Title**	**Attest**

ATTACHMENT F

Tax Check Authorization, Waiver, and Request to Release Information

I, Michael Zhang am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter "Waiver") on behalf of New Era Food Inc. DBA Ming's cafe (the "Applicant/Licensee") to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee's liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101. et seq. ("Liquor Code"), and the Colorado Liquor Rules, 1 CCR 203-2 ("Liquor Rules"), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and is duly authorized employees, to act as the Applicant's/Licensee's duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.

Name (individual/Business)	Social Security Number/Tax Identification Number
New Era Food, Inc. DBA Ming's cafe	
Address	
0934 Hwy 133	
City	**State** / **Zip**
Carbondale	CO / 81623
Home Phone Number	**Business/Work Phone Number**
	9703404941
Printed name of person signing on behalf of the Applicant/Licensee	
Michael Zhang	
Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information)	**Date signed**
	6/29/20

Privacy Act Statement

Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).

AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT
For the Crystal River Restoration and Weaver Ditch Efficiency Project (Project) between the Town of Carbondale and RiverRestoration.org, LLC

This Amendment No. 2 to the Professional Services Agreement ("Amendment No. 2") is entered into by and between RiverRestoration.org, LLC, a Colorado limited liability company ("RiverRestoration.org") and the Town of Carbondale, a municipality and political subdivision of the State of Colorado (the "Town").

RECITALS

WHEREAS, on or about June 18, 2018, the Town and RiverRestoration.org (collectively referred to as the "Parties") entered into an agreement entitled "RiverRestoration.org Professional Services Agreement" (the "Agreement"); and

WHEREAS, the Parties desire to amend the terms of the Agreement by and through this Amendment No. 2, dated this _7th_ day of __July 2020__.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Incorporation of Recitals. The foregoing Recitals are hereby incorporated into this Amendment No. 2 and are made a part hereof.

2. Amended Provisions.
   a. Task 1A of the Agreement, entitled "Project Management and Coordination" shall be amended in the Agreement as set forth in Exhibit A of this Amendment No. 2. The addition fees cover project management and coordination requirements associated with the final design effort. See the attached scope of work for more information. Total added fees associated with this task are $3,400.

   b. Task 1B of the Agreement, entitled "Site Inventory and Assessment" shall be amended in the Agreement as set forth in Exhibit A of this Amendment No. 2. The additional fees cover field verification survey work needed as part of the final design effort. See the attached scope of work for more information. Total added fees associated with this this task are $1,600.

   c. Task 1C of the Agreement, entitled "Hydrologic and Hydraulic Analysis" shall be amended in the Agreement as set forth in Exhibit A of this Amendment No. 2. The additional fees cover developing final versions of the project's 1-dimensional and 2-dimensional hydraulic models based on the final configuration of the project. See the attached scope of work for more information. Total added fees associated with this this task are $8,724.

   d. Task 2A of the Agreement, entitled "Permitting" shall be amended as set forth in Exhibit A of this Amendment No. 2. The additional fees cover completing and submitting a floodplain permit to Garfield County and final coordination with state and federal regulatory agencies not included in Amendment 1 (Phase 2). See the attached scope of work for more information. Total added fees associated with this task are $6,880.

   e. Task 3 of the Agreement, entitled "Final Design and Bid Support" shall be added as set forth in Exhibit A of this Amendment No. 2. See the attached scope of work for more information. Total added fees associated with this task are $68,074, which

includes $9,000 for structural design of the Weaver Diversion headgate improvements.

f. Task 4 of the Agreement, entitled "Fundraising" shall be amended as set forth in Exhibit A of this Amendment No. 2. The additional fees cover technical support and review on grants prepared by the stakeholder group for construction of the project. See the attached scope of work for more information. Total added fees associated with this task are $1,280.

g. Total fees associated with Amendment 2 - $89,958.

3. Effect of Amendment. Except as expressly modified herein, the terms of the Agreement shall remain as set forth therein.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment No. 2 as of the day of_____, 2020.

TOWN:

By: _____

Dan Richardson, Mayor, Town of Carbondale

RIVERRESTORATION.ORG LLC:

By: _____

Jason Carey, Managing Member, RiverRestoration.org, LLC

EXHIBIT A

of Amendment No. 2 to the Professional Services Agreement between the Town of Carbondale and RiverRestoration.org, LLC for the **Crystal River Restoration and Weaver Ditch Efficiency Project**

Amendment 2
Scope of Work – Phase 3 – Crystal River Restoration and Weaver Ditch Efficiency Project

Task 1A - Project Management and Coordination

The purpose of this task is to provide project management and coordination for the project. This task includes the following work activities:

- Submit monthly progress reports with invoice. Monthly progress reports will reflect hourly/percent complete progress for each activity and identify budget status and tasks performed to date during the billing period.
- General coordination with Town of Carbondale and project stakeholders.

Deliverables:

- Monthly status reports and invoices

Assumptions:

- None.

Task 1B –Site Inventory and Assessment

The purpose of task is to collect needed field information as dictated by the final design process. This task includes the following work activities:

- Perform spot hydrographic/topographic survey as needed to finalize the design.

Deliverables:

None.

Assumptions:

- None.

Task 1C –Hydrologic and Hydraulic Analysis

This purpose of this task is to complete the hydrologic and hydraulic analysis of the project reach to support final design efforts. This task includes the following work activities:

- Update 1D (HEC-RAS) and 2D (SRH-2D) hydraulic models and analysis for design of proposed in-channel and bank improvements as part of the final design process.
- Perform sediment transport and erosion/scour calculations to support the project design.
- Document hydraulic design in a short technical memorandum.

Deliverables:

- Hydraulic Design technical memorandum.
- Electronic copies of the SRH-2D and HEC-RAS files for the Town's files.

Assumptions:

- Current Crystal River FIS model will be used as starting point for HEC-RAS modeling.

Task 1D – Public Meeting and Stakeholder Involvement

This task not included in this Phase.

Task 1E – Conceptual Alternatives Development

This task not included in this Phase.

Task 2 – Preliminary Design

This task not included in this Phase.

Task 2A – Permitting -

The purpose of this subtask is to complete preparation of permit documentation for the project. This sub-task includes the following work activities:

- Complete a Nationwide Permit Pre-Construction Notification (PCN) cover letter and form and submit to the Grand Junction regional office of the US Army Corps of Engineers
- Complete application for Town of Carbondale grading permit.
- Using the 1D HEC-RAS model developed earlier in the project, perform a floodplain impact analysis of the proposed project.
- Draft a no-rise certification letter and submit to the Town of Carbondale/Garfield County.
- Complete application for a Garfield Floodplain development permit.

Deliverables:

- Summaries of meetings and phone discussions with agencies in email format.
- PCN cover letter and form.
- Copy of updated 1D HEC-RAS model used for analysis.
- Copy of No-rise Certification letter submitted to Town of Carbondale.

Assumptions:

- A cultural resource study will not be required for this project.
- Project will qualify for a Nationwide Programmatic Permit. Individual consultation and a Biological Assessment will not be required. If the project cannot qualify for a Nationwide Permit, additional scope and fees will be required.
- Town of Carbondale will pay any fees associated with permit submittals.
- The design selected by the stakeholder group will be able to achieve a "no-rise" condition. A CLOMR/LOMR or other forms of FEMA coordination is not included herein and would require additional scope and fees.
- RiverRestoration will not be responsible for paying any fees associated with floodplain management submittals.

Task 3 – Final Design and Bid Support

The purpose of this task is to finalize the design presented in the preliminary construction plan set and construction cost estimate for the purposes of bidding and construction. This task includes the following work activities:

- Develop final design for project elements, Weaver Ditch headgate modification, in-channel improvements, access and trails, meeting spaces and outdoor classroom, and vegetation management.
- Create a 90% plan set that includes the various proposed project elements to a design level suitable for final review by the project stakeholders.
- Develop a 90% design level set of technical specifications.
- Develop a 90% design level construction cost estimate.
- Attend 90% Design Review meeting.
- Develop formal, itemized response to stakeholder review comments.

- Finalize plans, specifications and bid tabulation based on stakeholder review

Deliverables:

- 90% Plan Set in PDF format.
- 90% Technical Specifications in PDF format.
- 90% Construction Cost Estimate in PDF format.
- Response to Stakeholder review comments.
- Final Plan Set, Technical Specifications and Bid Tab in PDF Format.

Assumptions:

- Town of Carbondale will provide "front end" specifications for the Construction Specifications package.
- Stakeholder group will handle logistics for the stakeholder review meeting.
- Bid and Construction Support Services are not included in this scope of work.

Task 4 – Fundraising –

The purpose of this task is to provide to the stakeholder group's fundraising efforts. Activities associated with this task include:

- Review and comment on up to three (3) grant application, completed by others.

Deliverables:

- Project team comments on grant applications prepared by others.

Assumptions:

- Stakeholder members will prepare and submit all grant applications.
- Grant application fees are not included in the fee estimate and will be covered by others as required.

Town of Carbondale
partners - Aspen Valley Land Trust, Roaring Fork Conservancy, and American Rivers
Phase 3 - Crystal River Restoration and Weaver Ditch Efficiency Project

Amendment 2 - Design Fee Breakdown
v3 July 6, 2020

Task	Description	Principal Engineer (RRO)	Project Manager/ Engineer (RRO)	Hydraulic Scientist/PhD (RRO)	Engineer Field / EIT (RRO)	Hydrographic Survey Crew (RRO)	Principal /Ecologist (DHM)	Sr Associate Landscape Architect (DHM)	Natural Resources Coordinator (DHM)	Designer (DHM)	Total Hours	Total Budget by Task
1A	**Project Management and Coordination**		10				2	10			22	$3,400
	Kickoff Meeting											
	Bi-weekly Team Meetings											
	Coordination with Stakeholder Group		6				2	6			14	$2,180
	Monthly Reporting		4					4			8	$1,220
1B	**Site Inventory and Assessment**					8					8	$1,600
	Topographic Survey and Mapping (Access Ramp area north of Crystal Bridge Drive)					8					8	$1,600
1C	**Hydrologic and Hydraulic Analysis**		4	28	32						64	$8,724
	Final Proposed Conditions Hydraulic Modeling		4	8	24						36	$4,792
	Sediment Transport Analysis			20	8						28	$3,932
1D	**Involvement**											
	Task not included in this phase											
1E	**Conceptual Alternatives Development**											
	Task not included in this phase											
2	**Preliminary Design**											
	Task not included in this phase											
2A	**Permitting**		12		40						52	$6,880
	Floodplain Analysis, Documentation and Submittal		8		24						32	$4,256
	Garfield County Floodplain Development Permit		4		16						20	$2,624
4	**Fundraising**		8								8	$1,280
	GOCO Grant Application		2								2	$320
	Colorado Basin Roundtable Grant Application		2								2	$320
	Pitkin County Healthy Rivers and Streams Board Funding		2								2	$320
	Other Grant Application		2								2	$320
3	**Final Design**	3	64		186		16	42	16	136	463	$59,074
	90 Percent Plans	2	20		80		4	16		80	202	$24,940
	Rendered version of Final Plan		2							32	34	$3,680
	90 Percent Construction Specifications		8		32		4	16			60	$8,268
	90 Percent Engineer's Cost Opinion		4		12		2	4		16	38	$4,738
	Operations and Maintenance Plan		8		16		2		16		42	$5,614
	Final Design Review Meeting		2		4		2	2			10	$1,456
	Response to Stakeholder Review		4		8		2	4		8	26	$3,402
	Bid Package (Plans, Specifications and Estimate)	1	16		34						51	$6,976
3A	**Bid Engineering Services**											
	Task not included in this phase											
	Total Hours	3	98	28	258	8	18	52	16	136	617	
	Billing Rate	$200.00	$160.00	$147.00	$124.00	$200.00	$175.00	$145.00	$125.00	$105.00		
	Total Labor Cost	*$600*	*$15,680*	*$4,116*	*$31,992*	*$1,600*	*$3,150*	*$7,540*	*$2,000*	*$14,280*		***$80,958***
	Direct Expenses											
	Structural Design Consultant (Weaver Diversion Gates)											$9,000
	Consultant Total											$89,958

TOWN OF CARBONDALE
511 COLORADO AVENUE
CARBONDALE, CO 81623

Board Agenda Memorandum

Meeting Date: 7-14-20

TITLE: Public Hearing – Zone Text Amendment to Section 5.8 Off-Street Parking of the Unified Development Code (UDC) – Self-Storage Facilities

SUBMITTING DEPARTMENT: Planning Department

ATTACHMENTS:
Letter from Loge Properties LLC dated February 21, 2020
Redlines – UDC Section 5.8
Planning Commission Minutes – March 12, 2020
Planning Commission Minutes – June 11, 2020

BACKGROUND

This is a public hearing for the purpose of considering an amendment to the Unified Development Code (Chapter 17 of the Carbondale Municipal Code), specifically the amendment is related to UDC Section 5.8 Off-Street Parking for Self-Storage Facilities.

The Board is required to hold a public hearing and approve the amendments or deny them. The Board may also continue the public hearing.

DISCUSSION

At the February 27, 2020 meeting, the Planning Commission received a letter from Loge Properties LLC (attached) requesting that the Planning Commission consider initiating a zone text amendment to the UDC (Chapter 17 of the Carbondale Municipal Code) to revise parking regulations, specifically off-street parking requirements for the "Self-Storage Facility (mini-storage)" use category.

The letter included research which showed Off-Street Parking Requirements for Self-Storage facilities in other communities. Some communities require a certain number of parking spaces based on square footage of the facility and some require parking based on the number of storage units. Others calculate parking based on the type of unit (internal vs. external).

The letter also included Visitor Data to the Sopris Self-Storage facility. Their suggestion was that the off-street parking requirements be one space per 80 units with a minimum of six spaces.

The Planning Commission discussed this item at its February 27, 2020 and March 12, 2020 meetings. The Commission agreed that the existing off-street parking requirements for self-storage units in the UDC were excessive.

The Commission directed Staff to bring back various scenarios, including a hybrid based on internal units vs. external units. The Commission also directed Staff set to a public hearing for this item.

On June 11, 2020, the Planning Commission held a public hearing to consider the amendments to the UDC. The Commission went through three scenarios, one of which was based on whether the storage units were internal or external. The Commission also discussed whether to base the parking requirements on square footage of a building vs. number of units.

This is the scenario which was used for the basis of the discussion:

92,900 sq. ft. self-storage facility with the following square footage and type of unit:

66,600 sq. ft. with 500 internal units

26,280 sq. ft. with 200 external units

Under the existing parking regulations, the following number of off-street parking spaces would be required:

Existing Off-Street Parking Requirements

1 space per 1,250 sq. ft.

Parking Required for Scenario under Existing Parking Requirements

92,900 sq. ft. divided by 1,250 sq. ft. = 74.32 or 74 parking spaces.

After discussion, the Commission recommended the following amendment:

Recommended Off-Street Parking Requirements

3 spaces plus 1 per every 100 units (regardless of internal or external)

Parking Required for Scenario under Proposed Parking Requirements

700 units divided by 100 = 7 spaces plus 3 = 10 spaces

AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE

Section 2.4.1.C.3.b. states amendments to the UDC may be approved if the Town finds that all of the following approval criteria have been met:

1. The proposed amendment will promote the public health, safety, and general welfare;

2. The proposed amendment is consistent with the Comprehensive Plan and the stated purposes of this Unified Development Code; and

3. The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions.

FISCAL ANAYLSIS

There do not appear to be any fiscal impacts related to this zone text amendment.

RECOMMENDATION

Staff would recommend approval of the following motion: **Move to approve the zone text amendment to revise off-street parking requirements for the "Self-Storage Facility (mini-storage)" use category as shown in the attached UDC redline and direct Staff to bring back an Ordinance of Approval.**

Findings of Approval

1. The proposed amendment will promote the public health, safety, and general welfare;

2. The proposed amendment is consistent with the Comprehensive Plan and the stated purposes of this Unified Development Code; and

3. The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions.

Prepared By: Janet Buck, Planning Director

Loge Properties LLC
414 Aspen Airport Business Center, Unit A
Aspen, CO 81611

February 21, 2020

Planning & Zoning Committee of the Town of Carbondale
Town of Carbondale
511 Colorado Avenue
Carbondale Colorado, 81623

Members of the Planning and Zoning Committee of Carbondale:

Thank you for your feedback and support during the 1201 Main St. Major Site Plan Review process. As we begin to work on our next project, we would like you to consider a potential amendment to the UDC: reducing the parking requirements for self-storage (mini-storage) projects. Currently, the UDC requires one parking space per 1,250 gross square feet. Based on (i) data from Sopris Self-Storage (located at 1201 Colorado Ave) and (ii) parking requirements in other cities in the region, we request that the parking requirements for self-storage be amended to 1 space per 80 storage units with a minimum of six spaces. We believe this amendment would lead to cleaner and more appealing site plans by eliminating excess parking spaces that will not be used.

The number of daily visitors to self-storage facilities is fairly low. Most people visit their units infrequently and visit times are relatively brief. These trends are exemplified by data from Sopris Self-Storage, which consists of 26,282 SF of rentable storage in 270 storage units and 700 SF of office space. To our knowledge, neither the Town nor the owner of the facility has ever received complaints regarding insufficient parking. At Sopris Self-Storage, tenants must input unique passwords to enter and exit through an automated gate, allowing the facility to keep track of who visits the facility and when those visits occur. We have attached a summary of the maximum number of concurrent visitors to Sopris Self-Storage each day in June 2019, December 2019 and January 2020 (Exhibit A). Units per maximum visitor and Rentable SF / maximum visitor are also shown to normalize for facility size. In June 2019, the median (and average) number of maximum concurrent visitors was three (90 units per visitor). In December 2019 and January 2020, the median (and average) was two (135 per visitor).

We do not believe the low visitor count and parking usage at Sopris Self-Storage is an anomaly. Many other cities and towns in the region have adopted parking requirements that reflect a similar usage pattern (Exhibit B). The list of cities in Exhibit B is by no means exhaustive, but a variety of population levels and states are represented. Based on the current parking requirements in the UDC, a 72,000 SF storage building would require 58 parking spaces. Of the 25 cities listed in Exhibit B, the same development would require between one and 18 parking spaces, with an average of five and a median of three. Our proposal of 1 per 80 units with a minimum of six spaces would require seven spaces.

Based on the evidence above, we believe that our proposed reduction would still provide sufficient parking to future self-storage facilities. Reduced parking requirements that better reflect the low usage intensity of self-storage properties would lead to more appealing developments and a more efficient use of space.

Best,

Jack Schrager
Partner

Riley Soderquist
Partner

Exhibit A: Sopris Self-Storage Visit Data

June 2019				December 2019				January 2020			
Date	Max Visitors*	Units / Max Visitors	SF / Max Visitor	Date	Max Visitors*	Units / Max Visitors	SF / Max Visitor	Date	Max Visitors*	Units / Max Visitors	SF / Max Visitor
6/1/19	6	45	4,380	12/1/19	5	54	5,256	1/1/20	3	90	8,761
6/2/19	3	90	8,761	12/2/19	2	135	13,141	1/2/20	0	--	--
6/3/19	2	135	13,141	12/3/19	2	135	13,141	1/3/20	4	68	6,571
6/4/19	3	90	8,761	12/4/19	3	90	8,761	1/4/20	2	135	13,141
6/5/19	4	68	6,571	12/5/19	5	54	5,256	1/5/20	2	135	13,141
6/6/19	3	90	8,761	12/6/19	1	270	26,282	1/6/20	1	270	26,282
6/7/19	5	54	5,256	12/7/19	4	68	6,571	1/7/20	2	135	13,141
6/8/19	3	90	8,761	12/8/19	3	90	8,761	1/8/20	1	270	26,282
6/9/19	4	68	6,571	12/9/19	2	135	13,141	1/9/20	2	135	13,141
6/10/19	2	135	13,141	12/10/19	3	90	8,761	1/10/20	2	135	13,141
6/11/19	6	45	4,380	12/11/19	1	270	26,282	1/11/20	1	270	26,282
6/12/19	4	68	6,571	12/12/19	1	270	26,282	1/12/20	2	135	13,141
6/13/19	2	135	13,141	12/13/19	4	68	6,571	1/13/20	2	135	13,141
6/14/19	3	90	8,761	12/14/19	2	135	13,141	1/14/20	2	135	13,141
6/15/19	2	135	13,141	12/15/19	2	135	13,141	1/15/20	2	135	13,141
6/16/19	4	68	6,571	12/16/19	2	135	13,141	1/16/20	1	270	26,282
6/17/19	2	135	13,141	12/17/19	2	135	13,141	1/17/20	3	90	8,761
6/18/19	4	68	6,571	12/18/19	6	45	4,380	1/18/20	1	270	26,282
6/19/19	3	90	8,761	12/19/19	2	135	13,141	1/19/20	2	135	13,141
6/20/19	3	90	8,761	12/20/19	2	135	13,141	1/20/20	1	270	26,282
6/21/19	1	270	26,282	12/21/19	1	270	26,282	1/21/20	1	270	26,282
6/22/19	0	--	--	12/22/19	2	135	13,141	1/22/20	3	90	8,761
6/23/19	0	--	--	12/23/19	4	68	6,571	1/23/20	2	135	13,141
6/24/19	2	135	13,141	12/24/19	2	135	13,141	1/24/20	3	90	8,761
6/25/19	5	54	5,256	12/25/19	0	--	--	1/25/20	4	68	6,571
6/26/19	2	135	13,141	12/26/19	0	--	--	1/26/20	1	270	26,282
6/27/19	3	90	8,761	12/27/19	1	270	26,282	1/27/20	2	135	13,141
6/28/19	3	90	8,761	12/28/19	4	68	6,571	1/28/20	2	135	13,141
6/29/19	3	90	8,761	12/29/19	3	90	8,761	1/29/20	3	90	8,761
6/30/19	4	68	6,571	12/30/19	2	135	13,141	1/30/20	1	270	26,282
				12/31/19	2	135	13,141	1/31/20	1	270	26,282
Average	**3**	**97**	**9,449**		**2**	**134**	**13,047**		**2**	**164**	**16,011**
Median	**3**	**90**	**8,761**		**2**	**135**	**13,141**		**2**	**135**	**13,141**
Maximum	**0**	**45**	**4,380**		**0**	**45**	**4,380**		**0**	**68**	**6,571**
Minimum	**6**	**270**	**26,282**		**6**	**270**	**26,282**		**4**	**270**	**26,282**

Exhibit B: Self-Storage Off-Street Parking Requirements in Various Cities

Count	City	State	Parking Requirements	Required Spaces for Sopris Self-Storage Expansion (72,000 GSF, ~550 units)*
1	Flagstaff	AZ	3 plus 1 per 100 storage units	9
2	Prescott	AZ	5 plus 1 per 100 storage units	11
3	Tucson	AZ	2 for office space plus 1 per 4,000 SF of internal units (no parking required for external garages	18
4	Winslow	AZ	1 per employee on largest shift	1
5	Alamosa	CO	1 per 100 storage units (min 5)	6
6	Boulder	CO	1 per 300 SF office plus 3 spaces for visitors	3
7	Eagle	CO	1 per full-time employee on duty, plus vehicular movement areas to allow on-site loading and unloading	1
8	Glenwood Springs	CO	3 spaces plus 1 per resident caretaker	3
9	Greeley	CO	1 per 300 SF office plus 1 space per employee	1
10	New Castle	CO	2 spaces per 3 employees	2
11	Pueblo	CO	1 per 400 SF office plus 1 per 2 main shift employees	1
12	Garden City	KS	2 parking spaces per 1 employee on maximum shift	2
13	Grand Island	NE	0.75 times the maximum number of employees on the largest shift	1
14	Gretna	NE	Greater of (i) 2 spaces and (ii) 1.5 spaces per employee	2
15	Lincoln	NE	2 spaces for office plus 1 for every 60 internal units	9
16	Kearney	NE	1 per 5,000 SF	14
17	Omaha	NE	1 per 5,000 SF (if all internal units); 1 per 300 SF of office (min 3) if external garages	14
18	Gallup	NM	3 plus 1 per 100 units	9
19	Moab	UT	1 per 2 employees on the largest shift	1
20	Odgen	UT	1 per 5,000 SF	14
21	Provo	UT	2 spaces for the office plus 1 per 200 units (min 2)	3
22	Vernal	UT	1 per employee on largest shift	1
23	Buffalo	WY	1 per employee on largest shift plus 1 per company vehicle	1
24	Cheyenne	WY	1 per 2 employees on largest shift plus 1 per company vehicle	1
25	Laramie	WY	1 per 100 units plus 1 per employee on largest shift	7
	Comparable City Average			**5**
	Comparable City Median			**3**
	Comparable City Maximum			**18**
	Comparable City Minimum			**1**
	Carbondale	**CO**	**1 per 1,250 SF (Current parking requirement)**	**58**
	Carbondale	**CO**	**1 per 80 Units (Proposed new parking requirement)**	**7**

* The Sopris Self-Storage expansion will not add any incrmental office space; existing office space of 700 SF is adequately parked (3 spaces). All numbers rounded to the nearest whole number.

Industrial Services	Asphalt and concrete batch plant operation	See Schedule B
	Bulk storage of Liquefied Petroleum Gas (LPG) - (2,000 gallons or more)	1 per 500 SF
	Contractor construction yard or facility	1 per 333 SF GFA
	Gravel and mineral extraction and processing	See Schedule B
	Motor or railroad freight depot	1 per every 2,000 SF
	Printing, fabrication plants, furniture store, warehousing	1 per 1,500 SF GFA
Manufacturing and Production	Assembly, fabrication, manufacturing, and/or testing	See Schedule B
	Brewery, bottling plant	1 per 1,500 SF GFA
	Data processing	1per 333 SF GFA
	Food processing plant	
	Indoor manufacturing and industrial uses, contractors offices, business services	1 per 1,500 SF GFA
	Microbrewery, distillery, and/or tasting room	1 space per 150 SFGFA
Storage and Warehousing	Outdoor storage	See Schedule B
	Storage facilities, storage and contractor yards and ~~mini-storage facilities~~	See Schedule B
	Self-storage (mini-storage) facilities	3 spaces + 1 per every 100 units
	Shipping, receiving, and distribution facility	1 per every 1,000 SF
	Warehousing	1 per every 2,500 SF
Waste and Salvage	Automotive salvage yard	See Schedule B
	Construction waste recycling and compacting facility	See Schedule B
	Recycling of metals, paper, plastic, or automotive oil	See Schedule B
Utilities	Radio or television tower	See Schedule C
	Solar energy device, primary use	See Schedule C
	Substation, receiving station, or switching station	See Schedule C
	Water and wastewater treatment facility	See Schedule C
	Water reservoir	See Schedule C
	Water storage tank	See Schedule C

MINUTES

CARBONDALE PLANNING AND ZONING COMMISSION

Thursday March 12, 2020

Commissioners Present:
Michael Durant, Chair
Ken Harrington, Vice-Chair
Jade Wimberley
Erica Stahl Golden (2nd Alternate)

Staff Present:
Janet Buck, Planning Director
John Leybourne, Planner
Mary Sikes, Planning Assistant

Commissioners Absent:
Jeff Davlyn
Jay Engstrom
Marina Skiles
Nick Miscione
Nicholas DiFrank (1st Alternate)

Other Persons Present
Kirk Feldman
Andi Korber

The meeting was called to order at 7:03 p.m. by Michael Durant.

Michael welcomed Erica and said that she would be a voting member tonight.

February 27, 2020 Minutes:
Ken made a motion to approve the February 27, 2020 minutes. Jade seconded the motion and they were approved unanimously with Jade and Erica abstaining.

Public Comment – Persons Present Not on the Agenda
There were no persons present to speak on a non-agenda item.

Resolution 1, Series of 2020 – Subdivision Exemption – 1328 Barber Drive

Ken made a motion to approve Resolution 1, Series of 2020, approving the Subdivision Exemption at 1328 Barber Drive. Jade seconded the motion and it was approved unanimously.

PUBLIC HEARING – Minor Site Plan and Condtional Use Permit
Location: 522 N. Eighth Street
Applicant: Kirk Feldman

John said that this is an application for a Minor Site Plan Review and Conditional Use Permit. He said that the property is in the R/LD zone district where an ADU is allowed by a Conditional Use Permit and Minor Site Plan Review. He said that normally a

conditional use permit is a Staff level review. He said that most of you have probably noticed the improvements on the lot. He said that Kirk pulled out the old trailer that was there and put a new modular in. John said that it was his goal from the beginning to put an ADU in the basement. He said that he held off and now he is going through the process. He said that the only stipulations that Staff had with the ADU based on the fact that it is in the basement and it does meet all the square footage, impervious and setback requirements was that the parking be moved to the northwest corner of the lot. He said that this move would ensure that the parking doesn't interfere with the intersection. John said that the Public Works Director had suggested the parking configuration and that Kirk had no issue with it.

Michael asked Kirk if he was going to fence the back yard.

Kirk said that he was and that he would do a partial fence for the main level of the house.

Michael said that he was excited to see that corner cleaned up.

Motion to close the comment portion of the public hearing

Ken made the motion to close the comment portion of the public hearing. Jade seconded the motion and it was approved unanimously.

Erica asked if the size of the parking spaces were deep enough.

John stated that they were and he had verified that.

Motion

Jade made a motion to approve a Minor Site Plan Review and Conditional Use Permit for an Accessory Dwelling Unit to be located at 522 N 8th Street with conditions 1-5. Erica seconded the motion and it was approved unanimously.

Discussion Zone Text Amendment For Parking Requirements for Self-Storage Facilities

Janet said that we discussed this briefly at the last P&Z meeting. She said that she had not done a lot of study on it. She said that it is reducing the parking requirements for self-storage units. She said that after reviewing the comparison of our code with other communities that was submitted to the Town that it looked like our parking requirements were pretty excessive and that we would end up with pretty large parking lots. She said that she went back and looked at other communities and that she spent some time looking at Schedule B. She said that she will include the table in the public hearing and include everything that includes schedule B. Janet said that what she found in her research was that mini-storage is lumped with a lot of things like assembly, fabrication, manufacturing, salvage yards and waste recycling. She said that all of those uses have employees and a mini-storage may have one on-site employee. She said that she

picked a number that seemed logical. She said that it doesn't have to be decided tonight. She said that in order to move forward on this a motion can be made to initiate a zone text amendment to amend the UDC for parking requirements for self-storage facilities. She said that her recommendation tonight may change. She said that she would set a public hearing and draft a revised red-line and bring it back to be discussed at a public hearing.

Ken said that storage facilities have a wide variety of configurations and that some are larger buildings that people enter the interior of the building and go to their unit. He said that some are like garages so most people park in front of the garage door. He said that these two are very different. He said that if they have 59 units they would have six spaces and that with an interior building it might not be enough spaces and for outside units it would be too many.

Janet said that Omaha did differentiate between the two like Ken mentioned.

Michael said that office space is going to dictate how many employees you have.

Janet said that there could be external units on the ground floor and internal units on the upper floors.

Further discussion ensued regarding various configurations of storage units.

Michael asked what the height restrictions were for mini-storages in Carbondale.

Janet said that you could have a three story mini-storage depending on what zone district it is in.

Jade asked if there were specific parking areas for the one on Colorado Avenue.

John said that there are three parking spots in front of the office itself through the gate on the right. He said that there were some in the PUD originally behind the shopping complex but that they have since put storage containers there.

Jade asked who Loge Properties was and why is this coming up now.

Janet said that is the developer that did 1201 Main Street, Jack and Riley. She said that they are looking at developing another property that would have some mini-storage units on it. She said that they have been going through the parking requirements and she told them to do the research and prove it to her that Carbondale's was high in number. She said that they spent a lot of time and that evidently many communities don't even address parking requirements for mini-storage uses in their code. Janet said that Glenwood's is minimal and that she realized we probably do require too much parking as compared to other communities and that we are ending up with really big parking lots that most likely won't be used.

Jade asked Janet if she could give an example of a big parking lot that is not being used.

Janet said that we don't have any self-storage facilities here in town but our code currently requires one per 1250 square feet.

Andi Korber said that if you had 72,000 square feet it would require sixty spaces.

Jade asked if the one on Colorado was to code.

Janet explained that it was a PUD.

Ken asked if we changed the code from what it was before.

Janet said that she will check to see where Clarion got it. She said that Clarion did Glenwood's code not that long ago and that they have three spaces regardless of size plus one for a resident care-taker.

Ken said that they must be assuming that it's all exterior units.

Janet stated that there might be another mini-storage that might be coming down the pike. She said that is why she moved this more quickly because it seems like it is something we need to look at in advance of these applications coming through.

Michael said that he likes Ken's idea of a hybrid. He said that with the interior people will congregate at one place at a common place as opposed to an individual place. He said that with the exterior on the ground floor that people are going to park in front of their unit, do their business and go. He said what is the probability that a third or more of the visitors will be going to the interior units at the same time.

Further discussion ensued on parking space numbers.

Michael said that our goal is to determine whether we want Staff to continue down this road to initiate a zone text amendment and to start the public hearing process. He said we can get a lot more answers to our questions and have the public weigh in. He said that we are not going to solve the number of spaces tonight.

Andi Korber, **57 Village Lane** said that she is an architect in town and that she is also working on a self-storage facility. She said that, when working through it, the parking seemed really excessive and it creates more asphalt than she thinks is the intention of the code here. She said that the patterns of use when they were laying out the parking as a designer was that no one is ever going to park in this parking lot because it's so far away from the loading docks. She said that we have a facility that has some indoors and some outdoors with approximately two hundred units, which hasn't been done yet, with two loading docks. She that people will park as close as they can to the docks. She said that a sixty car parking lot is not going to be used because they will go as close to the loading docks as they can. She said that we support this zone text amendment.

Michael asked Andi if she had any data on queuing statistics and visitations, what the likelihood is that a third or more or even ten percent would be there at the same time. Andi said that she didn't have that data and that she could speak about her own experience. She said that she used to store her business files at Sopris Self-Storage and that she never went in when there was another customer, she said that there was a spring when someone was living there but that she's not counting that. She said that she would go at 3:00 p.m. to drop off some files and there was never anyone else in there. She said that it has only exteriors but everyone only put their car in front of their garage door.

Ken said that the only reason to have a parking spot in front is to pay your bill or to do your rental agreement.

Andi said that what she has been thinking about is the vehicle clearances that are needed to turn around. She said that when working with her team she said that everyone agreed that this is over-parked.

Erica said that when she goes to Sopris Crossfit and runs through the storage facility that the only time someone is there is when there is somebody living there illegally, which they have been combating.

Michael said that he has a rental unit outside of town, which is huge and there still is only five cars on a Saturday morning.

Further discussion ensued regarding loading areas.

Andi said that they ran their parking configuration by John Plano and he said to make sure that we had a handicap space outside of the perimeter too.

Motion

Jade made a motion to initiate a zone text amendment to revise off-street parking requirements for the self-storage facility, mini-storage use category. Ken seconded the motion and it was approved unanimously.

Staff Update

Janet said that there are a lot of development applications coming in and fairly large ones.

Janet said that Jay, the Town Manager, gave direction about public meetings going forward and that we will take it day by day. She said that she will check into the possibility of having meetings virtually. She said that as of today that the State is saying no gatherings of over fifty people and to keep a distance of six feet.

Andi said that Eagle is doing this.

Ken said that in Aspen any non-essential meetings are canceled.

Jade said that we could use Facetime.

John said that could be challenging with people using different platforms.

Janet said that there are timelines and major investments at stake as well, creating difficulties for people.

Janet said that the interviews for the Police Chief have been happening this week as well as the mock boards, which Michael will be attending.

Commissioner Comments

There were no comments.

Motion to Adjourn

A motion was made by Ken to adjourn. Jade seconded the motion and the meeting was adjourned at 7:41 p.m.

Angela said that they were able to keep all of their capacities in our future. She said everything got a little smaller, including playground spaces and that we were still able to maintain the teachers' areas.

Michael said that it is worth while saying that a daycare center is a use that the code considers to be a special use and provides special scrutiny and that Staff had some legitimate concerns with the parking in the original application. He said that he believes that they have been adequately addressed now. He said that we talked about the variance and that the variance meets all of the criteria that are required.

Motion

Ken made a motion to approve the Special Use Permit for a Large Day Care, including approval of the fence variance and approving five parking spaces to back directly into the alley right-of-way with the conditions and findings in the Staff report. Jay seconded the motion and it was approved unanimously.

Michael stated that this application could be appealed and that the Commission looks at whether an application complies with the code and as such we are compelled to grant your request.

Michael thanked Angela and Mark for getting the parking situation resolved.

VIRTUAL HEARING – Zone Text Amendment to Section 5.8, Off-Street Parking Unified Development Code (UDC) – Self-Storage Facilities
Location: Town Wide
Applicant: Town of Carbondale

Janet said that this is a public hearing and that the Planning Commission did discuss this at two other meetings. She said that at the first one in February that we all agreed once we started looking at the off-street parking requirements for self-storage facilities that they were vey high. She said that in March that she brought back an idea for a recommendation for a change in the amendments based on the comparisons from other municipalities that had been put together by Jack and Riley. She said that at the March meeting the Commission discussed that there might be different parking requirements based on whether it is an external unit or an internal unit. She said that it was because the external units would have parking in front of the garage doors.

Janet said that the Commission asked her to bring back a hybrid and that she included three scenarios in the Staff report. She said that one is the existing UDC requirements where she took a 92,900 square foot building and divided it by our current parking requirements which required seventy-four parking spaces, which we all agreed was too high.

Janet said that scenario two which is one parking space for four thousand square feet for internal units, with one base space plus one parking space per one hundred external units. She said that she calls this her hybrid scenario.

Janet said that scenario three was no differentiation between the unit type where you start with five parking spaces and then you have one parking space for every sixty units, whether it's internal or external. She said that scenario two and three came out fairly close.

Janet said that she likes the simplicity of scenario three but that she is open to the Commission's discussion and that she knows that it is a big difference between internal and external.

Janet said that she has included red lines for both scenarios. She said that she has a motion in the Staff report but that she left the motion blank. She said that she recommends approval of the zone text amendment for the off-street parking requirements as shown in scenario two or three. She told the Commission to feel free to make adjustments to the two scenarios.

Jay asked with the internal units that is it only accounting for the square footage and not the number of units. He said that this is something to consider.

Janet said that looking at the parking comparison that she took that from what other communities do and that they all look at the square footage. She said that Prescott is one per four thousand, Kearney, Nebraska was one per five thousand, Ogden, Utah one per five thousand. She said that in a lot of communities that parking is really minimal.

Riley Soderquist stated that the scenarios that Janet has laid out are good and at this point we would like to hear what the Commission thinks about it. He said that Jay brings up a good point about counting the units instead of looking at square footage alone. He said that what we are looking for is a reduction based on what it is now.

Jack Schrager said that the only thing he would add is that we looked at a comparison to what other municipalities do as well as data from the existing Sopris Self Storage and the number of existing units as a benchmark for demand. He said that we propose a solution based on the number of units because we have more data on that, but we are open to whatever the Commission decides is a good solution.

Michael said that if we were to go to a unit base opposed to a square footage base how would the unit distribution work. He said where do we stand in terms of the number of small units that are easy and cheap to rent verses the number of super large units that still won't generate a lot of traffic but constitute a lot of square footage but are in less demand.

Jack said that they haven't had a lot of detailed discussions with Dr. Stein about the planned unit mix is. He said that from the discussions that they have had that the incremental units will have a somewhat similar unit mix as the existing ones. He said that we looked at the maximum number of cars that were in the facility each day over the course of several months, which were indicative of the demand for internal units because the number of visitors is independent of what the parking setup is. He said that

he thinks what we proposed should be sufficient based on the data that we have. He said that Janet's proposal is more conservative than what we proposed.

Ken said that he may be referring to both scenarios.

Dr. Ron Stein, **1624 W. Olive Avenue, Burbank, CA** said that each unit is usually around a hundred and fifty square feet.

Michael said that is 10 x 15 and that 10 x 10 is about the normal size out at Carbondale Storage out in the county on 100 Road.

Michael asked Jack and Riley if there would be any preference to units verses…you said that Janet's proposal was more conservative but that you think that the numbers could come down a little more.

Jack said that we are very happy with what Janet proposed and if that's approved, we have no issues. He said that Janet's recommendation would require more parking than we originally proposed.

Andrea Korber, **57 Village Lane** said that she supports the proposal.

Motion to close the comment portion of the public hearing

Ken made the motion to close the comment portion of the public hearing. Marina seconded the motion and it was approved unanimously.

Ken said that he agrees with the applicant and that he likes the reduction but that we are asking for more parking than is needed. He said that it is an inconvenience to the community to have too few parking spaces and it is also an inconvenience to have too many parking spaces. He said that they still have a requirement for a loading zone because of the nature and size of the building.

Janet said yes.

Ken said so that is why we are getting up higher than we should. He said that he is leaning towards scenario two because this is for all varieties of self-storage and some might be mixed, and some might be external only. He said that external only do not generate a lot of parking requirements because there is a parking space in front of each of the garages. He said that if you go to scenario three you are going to have five spaces plus one based upon the units and then you will have quite a few parking spaces that you don't need for an external storage facility. He said that he would say go to one space to either five thousand or six thousand for the internal units. He said that for the external units three plus one per one hundred.

Jay said that he agrees with Ken and that he hates excess parking so if we could cut down on unnecessary parking that he is all for it. He said that he likes the idea of scenario three, scenario two makes sense to separate the internal from the external but how much of a difference it really makes. He said that having a minimum of six spaces

seems a little high, five spaces plus one for every sixty so if you had fifty units that's six parking spots. He said that he would propose scenario three, but we have four spaces plus one for every hundred.

Erica said that what Jay described makes some sense to her and that she's had plenty of storage units in town and that she was just trying to think of how often there are many cars. She said that there haven't ever been many cars. She said that she would be on board with reducing the number and that she understands there needs to be a basic number and accessible spaces as well. She said that she would be on board with what Jay just mentioned.

Nick said that he was in favor of scenario three over two simply because it's easier to follow. He said that he is in favor of simplifying the code wherever possible, the language of the code. He said that he does agree with Ken that five space base may be a little too high but that he thinks that scenario three is sufficient.

Marina said that she agrees and that scenario three is her favorite, in light of what we approved two weeks ago, which is a vast amount of parking over by City Market. She said that creating a space that's actually what people will use day to day in a realistic manner is more amenable to what we are trying to achieve in Carbondale. She said that she appreciates the efforts to minimize the parking. She said that she likes Jay's model of modified version three of what Janet put together.

Michael said that for a short time this year that he rented a space at Carbondale Mini Storage, which is out on 100 Road out of town in the county. He said that it is a pretty large facility with all external units, and he seemed to recall that near the office that they had four or five spaces for customers with three or four spaces for staff. He said that inside of the security zone where the storage units were there was no parking, everyone parked in front of their unit. He said that is the kind of direction that we would go in taking a bare bones approach to it.

Further discussion ensued on the number of parking spots required.

Motion

Ken made a motion to approve the zone text amendment to revise off-street parking requirements for the "Self-Storage Facility (mini-storage)" using category as shown in modified Scenario three, three spaces and one per one hundred. Jay seconded the motion and it was approved unanimously.

VIRTUAL HEARING – Rezoning
Location: 900-958 Highway 133 and 1201 Colorado Avenue (Sopris Shopping Center and Sopris Shopping Center and Sopris Self Storage
Applicant: Carbondale Center Place LLC by Mark Chain

Janet said that this is an application for a rezoning and that the Commission is required to hold a public hearing and make a recommendation to the Board to approve it with conditions or recommend denial. She said that this parcel is the Sopris Shopping Center

TOWN OF CARBONDALE
511 COLORADO AVENUE
CARBONDALE, CO 81623

Board Agenda Memorandum

Meeting Date: 7-14-20

TITLE: Carbondale Center Place - Rezoning Application

SUBMITTING DEPARTMENT: Planning Department

ATTACHMENTS:
Referral Agency Comments
- Building Official
- Public Works
- Fire District
- Xcel Energy

Zoning Comparison Map
Zoning District Boundary Map
Land Use Application
Letter from Applicants dated 7-8-20
ET Plaza HOA Email (Tripp Sutro President) dated 6-2-2020
Stein PUD
Planning Commission Minutes 6-11-20

BACKGROUND

This is an application for a rezoning. The Board is required to hold a public hearing and approve the request, approve the application with conditions, or deny it. The Board may also continue the public hearing.

The owner/applicant is Tom Siciliano of Stein Properties, LP. Jack Schrager of Carbondale Center Place LLC is also an applicant.

The property is a 4.16 acre lot located north of Colorado Avenue, east of Highway 133, and west of 12th Street. The Sopris Shopping Center is located on the west side of the lot and the Sopris Self Storage facility is located on the east side of the lot.

This 4.16 acre lot is currently split by a zone district boundary. There is no property line associated with the zone district boundary. The property on the west side of the zone district boundary line is zoned Planned Community Commercial (PC). The portion of

the property on the east of the zone district boundary line is zoned Stein Planned Unit Development (PUD).

The request before you tonight is to rezone the west side of the lot (87,060 sq. ft.) to the Mixed-Use (MU) zone district and to rezone the east side of the lot (93,742 sq. ft.) to the Commercial/Transitional (C/T) zone district.

A Zoning District Boundary Map has been included in the packet. If the rezoning is approved, a subdivision plat would be submitted to the Town for review and approval to split the lot along the new zone district boundary into two lots.

The applicant would also submit a Major Site Plan Review application. At that time, the details of the site and building design would be reviewed by the Planning Commission and the Board.

A conceptual site plan has been included in the application as required by the UDC. The proposal is to demolish the Sopris Shopping Center and replace it with a mixed-use building with 76 residential units and 10,100 sq. ft. of commercial space. This would be on the portion of the lot zoned MU. The three existing self-storage buildings would remain on the east side of the site and a new self-storage building would be constructed just to the west of those buildings. This would be on the portion of the lot zoned C/T.

The Board should take this opportunity to offer feedback on the conceptual site plan so the applicant may take any comments into consideration when preparing the Major Site Plan Review submittal.

The Planning Commission reviewed this application at its June 11, 2020 meeting. At the meeting, the Planning Commission recommended approval of the rezoning application with a 6-1 vote.

DISCUSSION

REZONING

Surrounding Uses and Zoning

North	CRW and Industrial	Summers Building/ET Plaza
South	MU and CT	1201 Main and Braeburn Building
East	CT	Multifamily and Industrial
West	PC	Highway 133 and Commercial

Comprehensive Plan

The property is designated as “New Urban” on the Future Land Use Plan in the 2013 Comprehensive Plan. This designation allows for a flexible mix of retail, restaurants, service commercial, lodging, offices, and multiple story mixed-use buildings which may

include residential upstairs. Uses should be transitioned appropriately to adjoining uses.

Development should be urban with buildings close to the sidewalks/streets. Parking should be in landscaped lots behind the buildings or in courtyards. Site design should provide safe connections to the buildings for pedestrians and cyclists.

Building facades and rooflines should be broken-up to avoid monotony and box-like structures. There should be architectural elements facing the streets.

Mixed Use (MU) Zone District

Below is the purpose section of the MU zone district:

> The purpose of the Mixed-Use District is intended to foster compact, mixed-use development patterns that provide people with the opportunity to live, work, recreate, and shop in a pedestrian-friendly environment. The Mixed-Use District is intended to provide multimodal access to and from Downtown and the Rio Grande Trail, encourage both a vertical and horizontal mix of land uses, and provide for an interesting and walkable environment through tailored building design and streetscape standards that address features such as building mass and placement, building entries, and windows/transparency.

Commercial Transitional Zone District

Below is the purpose section of the C/T zone district:

> The purpose of the Commercial/Transitional district is to accommodate the transition of neighborhoods from residential to mixed-use, commercial, and other non- residential uses. The district is designed to create attractive commercial development with adequate access to major arterial streets and sufficient parking areas and to accommodate the unusual site conditions, access conditions, and mix of land uses north of Colorado Avenue. The district is also designed to allow reasonable commercial land uses and establish adequate development and access requirements for small parcels with Highway 133 frontage

Planned Community Commercial (PC) Zone District

The UDC categorizes the PC Zone District as an obsolete zone district. No land may be rezoned to this district and property owners are encouraged to rezone land from this zone district. The PC Zone District remains intact in the appendix to the UDC and may be reviewed in its entirety in that appendix.

Stein PUD

The PUD was originally done in the 1980's with amendments made to the PUD in the 1990's. There has been little activity on this property since the storage buildings were constructed in 1990. The base zone district for the Stein PUD was the CRW zone district.

In 2017, the Town adopted a PUD policy that if a property owner comes in for a zone text amendment to a PUD or a redevelopment, that Town Staff should work with that property owner to try to convert the PUD to a straight zone district from the UDC.

Rezoning – Approval Criteria

Amendments to the zoning map may be approved if the Town finds that all of the following approval criteria have been met:

1. The amendment will promote the public health, safety, and general welfare;

2. The amendment is consistent with the Comprehensive Plan and the purposes stated in this Unified Development Code;

3. The amendment is consistent with the stated purpose of the proposed zoning district(s);

4. The amendment is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;

5. The amendment is not likely to result in material adverse impacts to other property adjacent to or in the vicinity of the subject property; and

6. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development.

SITE PLAN COMPLIANCE WITH UDC

As noted, this section of the report goes over the conceptual site plan and generally outlines compliance with the UDC. This is not intended to be a complete or detailed analysis of the proposed development. Instead, it is intended to provide enough information to offer any comments or suggestions to the applicant so that the feedback can be considered when developing the Major Site Plan Review application.

Mixed-Use Lot

The mixed-use building would have the following mix of residential units:

Efficiency	63 units
One bedroom	8 units
Two bedroom	5 units
Total	76 units

All of the units would be rental units.

There would be one 4,795 sq. ft. commercial space on the ground floor at the north end of the building and a 5,342 sq. ft. commercial space on the ground floor at the south end of the building. There are residential units located on the ground floor between those two commercial spaces.

Self-Storage Lot

The existing self-storage facility is 26,282 sq. ft. with 200 external units. The new self-storage storage facility would be a three-story, 66,620 sq. ft. building with approximately 500 storage units. The majority of these units would be internal units. This would bring the total square footage of self-storage to 92,902 sq. ft. with a total of 700 units.

Lot Area

The entire parcel is 4.16 acres. The westerly lot would be approximately 87,060 sq. ft. and the easterly lot would be around 93,742 sq. ft. Both are in compliance with the UDC.

Setbacks

Mixed-Use Lot

The required setbacks in the MU zone district (mixed-use) are as follows:

Front – minimum	0 ft.
Front – maximum	10 ft.
Side	0 ft.
Rear	0 ft.

Self-Storage Lot

The required setbacks in the C/T zone district (self-storage) are as follows:

Front	5 ft.
Side	0 ft.
Rear	20 ft.

Lot Area per Dwelling Unit

The UDC requires a certain amount of lot area per dwelling unit. The calculation is as follows:

63 efficiency unit x 1050 sq. ft.	=	66,150 sq. ft.
8 one-bedroom x 1450 sq. ft.	=	11,600 sq. ft.
5 two-bedroom x 1650 sq. ft.	=	8,250 sq. ft
Lot Area Required		86,000 sq. ft.
Lot Area Provided	=	87,060 sq. ft.

Building Height

Allowed building height is 35 ft. in both the MU and C/T zone districts. The plans indicate that three story buildings are planned for both the mixed -use building and the self-storage building. This would be reviewed at Major Site Plan Review.

Allowed Uses

Mixed-Use Zone District

- Multifamily dwellings are permitted uses.
- Offices, business and professional services are permitted uses.
- General retail, 10,000 sq. ft. or less is a permitted use.
- General retail, over 10,000 sq. ft. requires a special use permit.

Commercial/Transitional Zone District

- Self-Storage Facility (mini-storage) is a conditional use in the C/T zone district.

Lot Coverage

The UDC allows a maximum of 90% lot coverage in the MU zone district and 80% in the C/T zone district. The calculations and location of impervious surface vs. pervious surface will be reviewed at time of building permit.

Common Open Space

Mixed-Use District Lot – 87,060 sq. ft.

UDC Section 5.3.3. requires 15% of common open space for developments in the MU zone district. In this case, 13,059 sq. ft. would be required. The plan shows 12,290 sq.

ft. is provided in the common open space area. This will need to be increased based on the final size of the lot.

The UDC is very specific on the design, use and location of Private Common Open Space areas. The UDC requires Public Open Space Dedication for any development that contains 10 or more residential units that is subject to a preliminary plat. If a residential or mixed-use development is not being subdivided, it must provide Private Common Open Space. Private Common Open Space areas should be thought of as an equivalent to a public park which serves the residents in that development. The Common Open Space shall reflect the following standards:

- Area shall be located to be readily accessible and useable by residents throughout the development.
- Facilities for active or passive recreation
- Passive recreation such as picnicking and trails
- Active recreational areas
- Formal plantings, public art, and gardens, i.e., formally planned and regularly maintained open areas that include arranged plantings, gardens, gazebos, fountains, sculpture, and other forms of public art
- Squares, plazas, and parks
- Outdoor gathering spaces with amenities such as benches, water features, drinking fountains, planters, public art, trash receptacles, etc.

These design standards must be considered when developing the Major Site Plan Review, particularly accessibility to the Common Open Space.

Self-Storage Lot

Private Common Open Space would not be required for the self-storage facility.

Landscaping and Screening

The UDC requires 10% landscaping. The Major Site Plan application will need to include detailed landscape plans.

Staff would like to emphasize that the design of the parking lot will need to comply with 5.4.3.C which requires landscape islands and a certain number of trees per parking space.

Transportation and Connectivity (Section 5.5)

The applicant should take care to meet UDC Section 5.5.3. B. This section discusses on-site pedestrian connections and pedestrian circulation within the site. In addition, UDC Section 5.6.5.C.7 requires that pedestrian and bicycle circulation be given equal consideration as automobile traffic.

Site and Building Design

Section 5.7.2.C. states that in the case of mixed-use buildings that the site and building design requirements in Section 5.6 (residential) and Section 5.7 (commercial) shall both apply.

Section 5.6 – Residential Site and Building Design

Mixed-Use Lot

The UDC suggests providing a mix of housing types. There would be sixty-three efficiency units out of the 76 units provided with only 8 one-bedroom and 5 two-bedroom. Staff would prefer to see more two bedroom units; however, Staff understands that this would reduce the number of units due to the higher lot area required based on the size of the unit and higher parking requirements.

Section 5.6.5. Supplemental Standards/Guidelines: Multifamily

This section requires private outdoor space and bulk storage. Staff would encourage the applicant to provide robust storage for the residential units since the units are small.

UDC Section 5.6.5.C addresses Building Design Standards. It appears that these requirements were embraced during the design of the building. This is the section which requirements the following type of elements:

- Avoid monotonous repetition
- Use balconies, overhands to provide relief and contrast to the building
- Break up large wall surfaces
- Mass of the building shall be reduced by varying setbacks and building heights
- The identity of individual units shall be evident in the elevation
- Long rooflines shall be varied by providing different heights or varying roof orientations

Section 5.7 - Commercial Site and Building Design

The intent of this section is to foster high-quality, attractive, and sustainable development along the Town's thoroughfares and to enhance the human and

pedestrian scale of commercial developments, ensuring compatibility between residential neighborhoods and adjacent nonresidential uses. The building design standards are intended to mitigate negative visual impacts arising from the scale, bulk, and mass of large buildings and centers.

These standards include:

- Mass and form- buildings should vary in size and shape and large, unbroken faces and rooflines should be avoided.

- All building facades facing a public street should be designed with similar level of design details. Primary entrances must face the street providing main access.

- Recognize the importance of a corner location by concentrating tallest portions of the building at the intersection where they may "frame" the corner.

Again, the design of the building incorporates these standards.

Section 5.7.5. Supplemental Standards: Properties with Frontage along Highway 133

A 10 ft. deep landscape buffer is required along Highway 133. When this is combined with a maximum 10 ft. setback, it creates a difficulty in providing pedestrian ways in front of a commercial, or in this case, residential building. The applicant will most likely request alternative compliance from this standard. (This conflict is on the list of potential UDC amendments to be considered later this year.)

Section 5.7.6. Supplemental Standards: Buildings of 10,000 Square Feet or Greater

- Section 5.7.6. addresses buildings which are 10,000 sq. ft. or more. There are quantifiable design standards intended to reduce mass by dividing facades into a series of smaller components and avoiding long, unbroken building facades.

- This section also requires vertical and horizontal articulation, transparency, and entrance techniques.

General Comments – Mixed-Use Building Design

Since this is a General Rezoning, this is the opportunity to provide feedback to the applicant on the site layout and building design.

Mixed-Use Building

Overall, the building meets the Residential and Commercial Design Standards. The commercial areas on the north and south sides of the building are well-designed and

pedestrian oriented. The roofline and building provide a lot of movement and interest. The use of windows opens up the building to the commercial and residential activity. The building works well with the design of 1201 Main.

However, Staff is concerned about a few items.

The first is the length of the building at 385 ft. For comparison, here is the length of some of the larger developments in Town

Old City Market	289 ft.
Sopris Liquor	223 ft.
Sopris Shopping Center	372 ft.
New City Market (including 10K retail building)	400+ ft.
Coop	155 ft.

Staff had suggested during the pre-application meeting that the building be broken up into two buildings to provide visual relief with the Private Common Open Space placed between the two buildings so it is easily accessible.

Staff recognizes that would result in a loss of units. If the parking is shifted back toward the self-storage building, there may be an opportunity to construct a second smaller building in the back area to replace those units. A similar design had been included in one of the earlier conceptual drawings during pre-application discussions; however, that is where the affordable housing units would have been placed. Staff explained that the affordable housing units needed to be blended in with the free market units.

Staff is also concerned regarding the appearance of the residential units on the ground floor. Staff would ask if there would be a way to create a more commercial appearance for that stretch of the building even if the use remains residential. Perhaps this is an opportunity for live/work units with larger front windows along Highway 133.

The lawn areas and the sidewalks in front of the ground floor units extend into the CDOT right-of-way. The connection of 11 private sidewalks to the Highway 133 bike trail will most likely raise concern during the Major Site Plan Review. This would also require CDOT approval. Staff would suggest that this be re-considered.

The Building Official noted that the building code limits windows to 30% of the wall area in the commercial areas of the project. This came up during the building department review of the 1201 Main Street building and it was resolved in a creative manner. Staff would hope that the same could happen with this structure.

<u>Self-Storage Building</u>

The façade facing Colorado Avenue presents a historic mercantile style building. With the landscaped area in front, it is a very attractive building. The portion of the east façade which can be seen over the existing self-storage units has a varied roofline and

continues the window pattern. The west building is a blank wall, with the exception of windows on the southerly portion of the building closest to Colorado Avenue. This façade faces the rear of the mixed-use building. This will screen the east façade of the self-storage building from the highway. The applicant may want to consider using a lighter color as the dark color will retain heat along the parking and Private Common Open Space areas on the mixed-use lot.

The Building Official noted that the windows on the west side of the self-storage building are not permitted if they are less than three feet from the property line. Staff feels that those windows add interest to that side of the building. It will be visible from Colorado and Highway 133. If there was assurance that the driveway on the mixed-use lot would remain as presently planned, the driveway could be treated as right-of-way so that the windows could be allowed.

The Building Official also noted that the west wall of the self-storage building would need to be two-hour fire resistive construction.

Parking (UDC Section 5.8)

Mixed-Use Lot

The UDC requires off-street parking as follows:

Residential

63 efficiency units	x 1.25 = 78
8 one-bedroom units	x 1.5 = 12
5 two-bedroom units	x 1.75 = 8.7
Total required	99.5 spaces

Commercial

10,100 sq. ft. divided by 300 sq. ft. = 33.6 spaces

99.5 + 33.6 results in a total of 133.1 required parking spaces, which is rounded down to 133.

Section 5.8.4.D.1 allows all uses in the MU zone district to be eligible for a 15% reduction in required parking. In this case, the required parking would be reduced to 113 spaces.

UDC Section 5.8.4.D.2. also states a 15% reduction for the multifamily residential dwellings may be allowed if the development is within 300 ft. of a transit stop. That would reduce the required parking down to 98 spaces.

The site plan shows 106 off-street parking spaces provided. As noted earlier, some of those may be lost when the landscaping requirements are applied to the parking lot.

UDC Section 5.8.7. addresses off-street bike parking. It states that all commercial uses provide bike parking. This should be addressed at Major Site Plan Review. It should be noted that commercial buildings that are more than 1,000 sq. ft. are required to provide a shower facility.

Snow storage should be addressed with Major Site Plan Review. It is a large parking lot and some areas will most likely remain shaded in the wintertime.

Self-Storage Lot

The Planning Commission is currently considering a UDC amendment for self-storage parking requirements. The site plan shows 17 parking spaces. This may need to be changed depending on the final outcome of those amendments.

Community Housing

A Community Housing Mitigation Plan will need to be submitted at the time of Major Site Plan Review which shows compliance with UDC Section 5.11. This section requires that 20% of the residential units be deed restricted as affordable housing units. Based on 76 units, 15 units will need to be deed restricted. The application indicates the affordable units will be spread out across the three floors of the building.

Solar Access (Section 5.12)

A solar access plan must be submitted with the Major Site Plan Review.

Public Works Comments

Adequate water and sewer facilities exist to serve the site.

The Public Works Director also noted that there are improvements extending into the highway right-of-way and that this would most likely require some type of CDOT permit. The Director also noted that the plans seemed to indicate a turf area in the CDOT right-of-way. A native mix was selected during the community input process when the highway improvements, including the existing landscaping, were done. This will warrant some discussion prior to submittal of Major Site Plan Review.

FISCAL ANAYLSIS

There will be a loss of 20,000 sq. ft. of commercial square footage; however, a significant amount of commercial development is under construction or planned on the west side of Highway 133.

RECOMMENDATION

Staff is supportive of the rezoning application. The 2013 Comprehensive Plan designates this property as New Urban. The Mixed Use zone district in the UDC was developed to advance the goals in the Comprehensive Plan.

The self-storage building is tucked away behind the proposed mixed-use building and abuts industrial uses to the north and east with the exception of the residential uses along Colorado Avenue. The Commercial/Transitional Zone district seems to be appropriate for that property as it is not adjacent to the highway and provides a transition between commercial and residential.

The UDC encourages rezoning properties that are currently zoned Planned Community Commercial because it is an obsolete zone district. In addition, it is the Town's policy to eliminate PUDs. This rezoning achieves both those goals.

Staff would note that the proposed development is weighted more heavily toward residential than commercial. It is important for the Town to ensure that the commercial properties are preserved for future revenue-enhancing development. One of the strategies in the Comprehensive Plan is the need to maintain a balance between employment generating land uses and diversity in housing types so that there are ample opportunities to live and work in Carbondale.

On the other hand, there is a need for rental housing in Town. This development would provide a good mix of rental housing units near the shopping areas along the highway and the Downtown while providing some commercial square footage.

Staff recommends that the following motion be approved**: Move to approve the rezoning with the following conditions and findings:**

Conditions:

1. The applicant shall be required to submit a Major Site Plan Review application for the property prior to development of any portion of the parcel.

2. Final approval of the rezoning is contingent upon approval of the Subdivision and Major Site Plan Review.

3. All other representations of the Applicant in written submittals to the Town or in public hearings concerning this project shall also be binding as conditions of approval.

4. The Applicant shall also pay and reimburse the town for all other applicable professional and Staff fees pursuant to the Carbondale Municipal Code.

Findings:

1. The rezoning will promote the public health, safety, and general welfare.

2. The amendment is consistent with the Comprehensive Plan as the area is designated New Urban which envisions a flexible mix of retail, restaurants, service commercial and multistory mixed-use buildings with buildings being the focal point of the site by locating them close to the street. This development would provide a good mix of rental housing units near the shopping areas along the highway and the Downtown while providing some commercial square footage.

3. The amendment is consistent with the stated purpose of the proposed zoning district, specifically, the rezoning will provide a compact, mixed-use development pattern that provide people with the opportunity to live, work, recreate, and shop in a pedestrian-friendly environment. There would be multimodal access to and from Downtown. This would provide mixed-use development with direct connections from housing to commercial and employment areas.

4. The rezoning will not result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated.

5. The rezoning will not result in material adverse impacts to other property adjacent to or in the vicinity of the subject property.

6. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) are available to serve the subject property while maintaining adequate levels of service to existing development.

Prepared By: Janet Buck, Planning Director

Memorandum

To: **Janet Buck, Planning Director**

From: **John Plano, Building Official**

Date: **05/01/2020**

Re: **Sopris Shopping Center Rezoning**
LU20-12

This is a courtesy review of the Planning Application to verify compliance with the Town's adopted Building Code, the 2009 IBC. This is a broad-brush overview and is not a complete review for a building permit.

The new property line running north/south is a concern regarding the new building on the east side labeled C/T Zone.

- Based on IBC Table 602 the west wall of the new storage building will be required to be 2-hour fire-resistive construction.
- Based on IBC Table 705.8 the windows on the west side of the building are not permitted if less than 3' from the property line and restricted up to 10' from the property line.

The project is regulated by the 2015 International Energy Conservation Code. IECC Section C402.4.1 limits windows to 30% of the wall area in the commercial areas of the project. The full height windows appear to be not in compliance.

Based on the limited information provided, these are the only comments from the Building Department at this time.

TOWN OF CARBONDALE

PUBLIC WORKS

511 Colorado Avenue

Carbondale, CO 81623

Development Review Memorandum

SUBJECT PROPERTY/DEVELOPMENT:	**Sopris Shopping Center**
ITEM NUMBER:	**LU20-12**
ARCHITECT:	**Neo Sudio**
OWNER:	**Stein Properties LP**
DATE:	**June 4, 2020**

REVIEW COMMENTS:

Water:

- There should be no issue with supplying water to the site should the re-zoning and future redevelopment move forward.

Sanitary Sewer:

- Adequate sanitary sewer facilities exist to serve the site should the re-zoning and future redevelopment move forward.

Landscaping/Planting:

- The existing landscaping along SH-133 is a native mix irrigated by the Town's irrigation system. This application seems to indicate a turf area in the SH-133 ROW. Consideration should be given to this landscaping as the native mix in this area was a community decision during the SH-133 project.

General/Other:

- The site plan seems to indicate that there will be improvements extending from the project into the SH-133 ROW (sidewalks, landscaping, etc.) This would likely require some sort of CDOT permit.
- The site plan indicates that there are 11 sidewalks proposed to connect to the trail along the east side of SH-133. There may be multiple opinions of this type of connection during the site plan review process.
- In general, Public Works has no problem with the proposed re-zoning, but consideration should be given to the above-mentioned items prior to application for site plan review.

TOWN OF CARBONDALE

PLANNING DEPARTMENT
REVIEWING AGENCY FORM

PLANNING ITEM #: *LU20-12*

DATE SENT: *4-18-20*

COMMENTS DUE: *5-11-20*

TO:

To assist the Town in its review of this project, your review and written comments are requested. Please notify the Planning Department if you will not be able to respond by the date listed above. Questions regarding this project should be directed to the Planning Department, 963-2733.

APPLICANT: Carbondale Center Place LLC

OWNERS: Stein Properties LP

LOCATION: Sopris Shopping Center/Mini-Storage to the east of shopping center

ZONE: Planned Community Commercial & PUD

PROJECT DESCRIPTION: Rezoning application to zone the shopping center to the mixed- use (MU) zone district and the east side of the property to commercial/transitional (C/T). If the rezoning application is approved, the applicants will come back with a major site review application to redevelop the shopping center & add additional storage units to the mini-storage. This application would include a subdivision application to divide the property into two.

PLANNING STAFF CONTACT: Janet Buck

The following are conditions or comments I would offer regarding this item: (Attach separate sheet if necessary)

1. I have no issues related to the proposed rezoning.

Date: May 9, 2020

Bill Gavette
Deputy Chief
Carbondale & Rural Fire Protection District
970-963-2491

Please return comments to both: jbuck@carbondaleco.net
msikes@carbondaleco.net

Planning Department
Town of Carbondale
511 Colorado Avenue
Carbondale, CO 81623

TOWN OF CARBONDALE

PLANNING DEPARTMENT
REVIEWING AGENCY FORM

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PLANNING STAFF CONTACT: Janet Buck

The following are conditions or comments I would offer regarding this item: (Attach separate sheet if necessary)

After Review Xcel Energy has no objection
Completion of this City/County review approval process does not constitute an application with Xcel Energy for utility installation. Applicant will need to contact Xcel Energy's Builder's Call Line/Engineering Department to request a formal design for the project. **A full set of plans, contractor, and legal owner information is required prior to starting any part of the construction.** Failure to provide required information prior to construction start will result in delays providing utility services to your project. Acceptable meter and/or equipment locations will be determined by Xcel Energy as a part of the design process. Additional easements may be required depending on final utility design and layout. Engineering and Construction lead times will vary depending on workloads and material availability. Installation, relocation, **upgrade of existing facilities due to increased load** and/or removal of existing facilities will be made at the applicant's expense and are also subject to lead times referred to above.

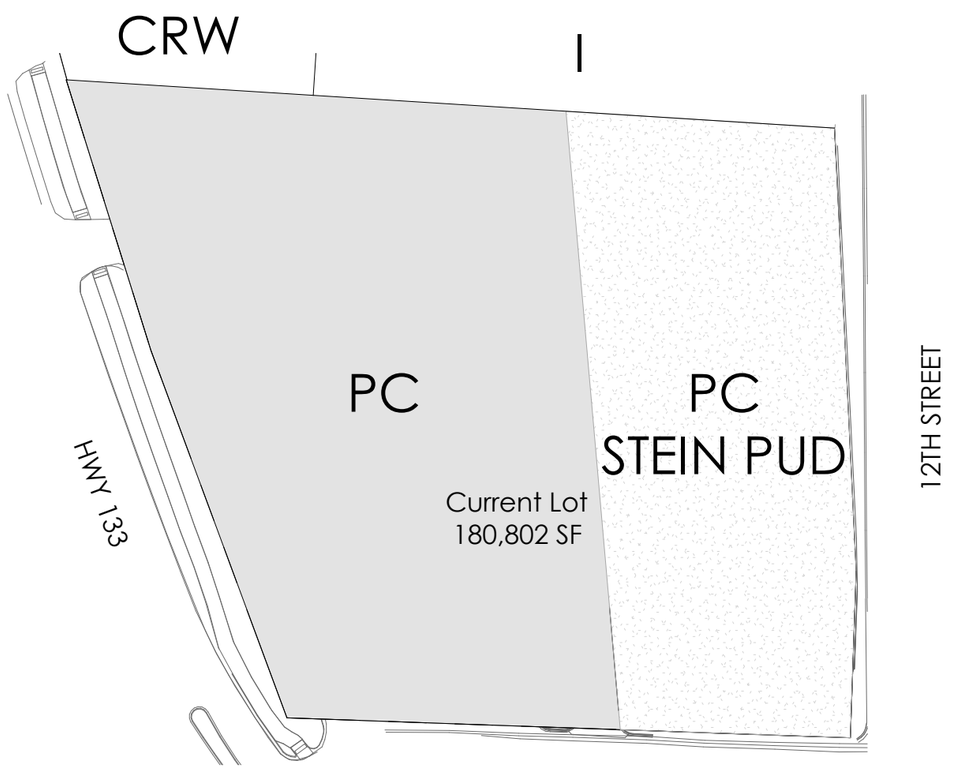
All Current and future Xcel Energy facilities' must be granted easement.

Please return comments to both: jbuck@carbondaleco.net
msikes@carbondaleco.net

Planning Department
Town of Carbondale
511 Colorado Avenue
Carbondale, CO 81623

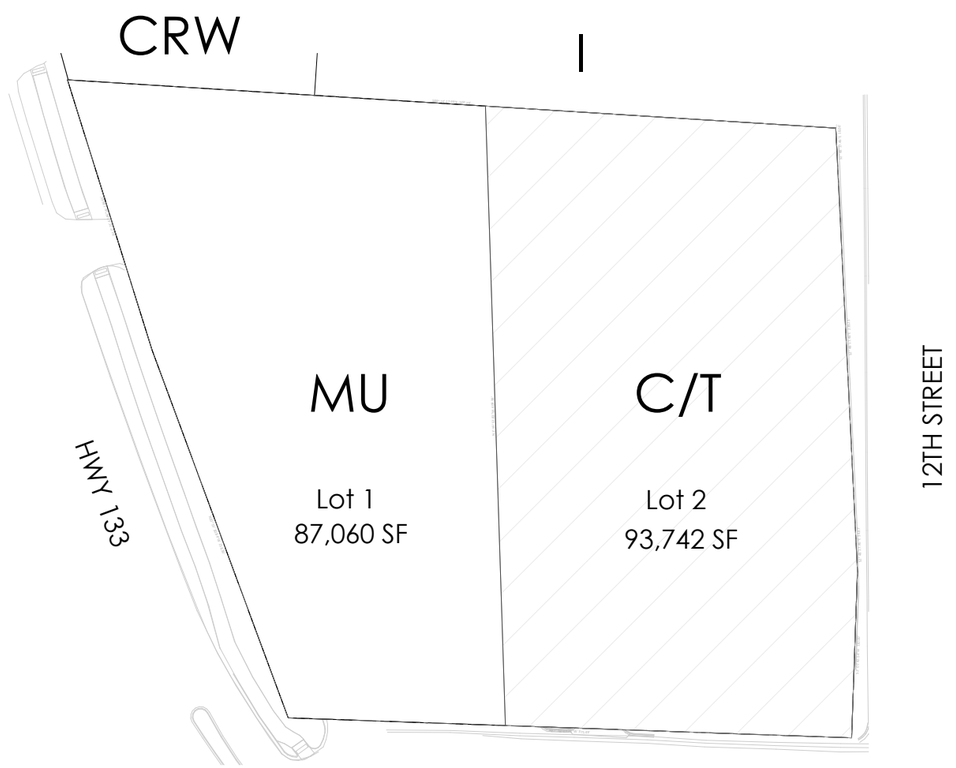
ZONING INDEX

C/T	COMMERCIAL/TRANSITIONAL
CRW	COMMERCIAL/RETAIL/WHOLESALE
I	GENERAL INDUSTRIAL
MU	MIXED USE
PC	PLANNED COMMUNITY COMMERCIAL
PUD	PLANNED UNIT DEVELOPMENT



1 EXISTING ZONING

1" = 100'-0"



2 PROPOSED ZONING

1" = 100'-0"

7/6/2020 6:03:50 PM

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3560 WALNUT ST. UNIT A
DENVER, CO 80205
PHONE 303.758.3800

SOPRIS SHOPPING CENTER

1201 COLORADO AVE.
CARBONDALE CO, 81623

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PROJ. NO. 19-10

SCALE: 1" = 100'-0"

ZONING COMPARISON

P1.0



TOTAL LOT AREA: 180, 802 SF
MU ZONE AREA: 87, 060 SF
C/T ZONE AREA: 93,742 SF

1 SITE PLAN
1" = 20'-0"

N

0' 10' 20' 40' 80'

6/2/2020 4:15:33 PM

neo studio

3560 WALNUT ST. UNIT A
DENVER, CO 80205
PHONE 303.758.3800

SOPRIS SHOPPING CENTER

1201 COLORADO AVE.
CARBONDALE CO, 81623

PROJ. NO. 19-10
DRAWN: Author
CHECKED: Checker
APPROVED: Approver
DATE: ISSUE DATE
REVISIONS

ISSUED
FOR: NOT FOR CONSTRUCTION

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SCALE: 1" = 20'-0"

SHEET TITLE:
SOPRIS SHOPPING SITE PLAN

P1.1

Rezoning Application: Carbondale Center Place

Town of Carbondale, Colorado

Prepared on April 6, 2020

900-958 Highway 133 (Sopris Shopping Center)

Carbondale, CO 81623; and

1201 Colorado Ave (Sopris Self-Storage)

Carbondale, CO 81623



Prepared for:

Carbondale Center Place LLC

414 Aspen Airport Business Center, Unit A

Aspen, Colorado 81611

Prepared in Conjunction with:

Mark Chain Consulting LLC

811 Garfield Ave

Carbondale, CO 81623

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    F. Exhibit F List of Neighboring Property Owners
    G. Exhibit G CDOT Access Control Plan (relevant section along Highway 133)
    H. Exhibit H Application Form
    I. Exhibit I Statement of Authority
    J. Exhibit J Proof of Ownership (deed)
    K. Exhibit K Owner Authorization Letter
    L. Exhibit L Rezoning Checklist

Owner/Applicant/Consultant List

OWNER:
STEIN PROPERTIES LP
1624 W OLIVE AVENUE
BURBANK, CALIFORNIA 91506-2459

APPLICANT:
CARBONDALE CENTER PLACE LLC
414 ASPEN AIRPORT BUSINESS CENTER UNIT A
ASPEN, CO 81611

ARCHITECT:
NEO STUDIO
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(303) 758 - 3800
MICHAEL@NEOSTUDIOARCH.COM

PLANNER:
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CARBONDALE, COLORADO 81623
(970) 309 - 3655
MCHAIN@SOPRIS.NET

SURVEYOR/CIVIL ENGINEER:
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CARBONDALE, CO 81623
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(970) 925-9450
GENSHAFT@WCRLEGAL.COM

Introduction and Intent of Application

Carbondale Center Place LLC (the "Applicant" or "we") is seeking to rezone the sites located at 900 – 958 Highway 133 (Sopris Shopping Center) and 1201 Colorado Avenue (Sopris Self-Storage) and, eventually, redevelop them (Sub-Division Exemption and Major Site Plan applications to follow at a later date). There are currently two land uses on-site:

(i) Sopris Shopping Center (current zoning: PC); and
(ii) Sopris Self-Storage (Stein PUD).

The redevelopment plan is to demolish Sopris Shopping Center and construct:

(1) an additional self-storage building directly to the west of the existing storage buildings; and
(2) a mixed-use project between the new self-storage building and Highway 133.

The existing self-storage buildings will remain as they are (see page 7 for proposed site plan). The project will comply with the Unified Development Code (the "UDC") and the Comprehensive Plan (the "Comp Plan"), including planned futures land uses.

The Applicant proposes that the western portion of the site be rezoned to the MU Zone District and the eastern portion of the site to C/T (Commercial/Transitional) Zone District (site plan with Zone District labels on page 7). In conjunction with the C/T rezoning, we would dissolve the Stein PUD so that the new storage building and the existing storage buildings are grouped together on one parcel with C/T zoning. Eliminating the PUD advances the Town's policy to reduce the number of PUDs within the Town.

The lot line shown on page 7 represents our current best estimate based on an Improvement Survey Plat ("ISP") and site planning work completed to date. However, the plat will not be finalized until the Major Site Plan Review and Sub-Division Exemption application processes are completed. The proposed lot line should be accurate enough to define separate zone districts.

If this rezoning application is approved by the Planning the Zoning Commission and the Board of Trustees, the Applicant would then submit the following applications: Major Site Plan; Sub-Division Exemption; Conditional Use permit for ground-floor residential units in the MU district; Conditional Use permit for self-storage in the C/T district; and alternative compliance for the width of the landscape strip along Highway 133. Potential additional applications could include a variance for building height in the MU district and Alternative Compliance for parking in the self-storage development, both of which were the subject of preliminary discussions at the Planning and Zoning Commission meeting on 2/18/20 (details in the Future Applications and Requests section on page 16) .

Neighborhood & Site History and Present Status

This 4.16-acre site has been home to Sopris Shopping Center (30,265 SF) and Sopris Self-Storage (26,282 SF) for some time. The site was initially developed for a lumber yard in 1963. Eventually, that lumber yard relocated and other businesses took its place, leading to the formation of the Town's first shopping center. The southernmost portion of the Shopping Center was built in the mid-to-late 1970s and became the site of the first supermarket in town (Circle Super). The self-storage buildings were constructed in 1990. For many years, the Highway 133 corridor has been home to myriad commercial and light industrial uses, including retail, gas stations, light manufacturing, storage, etc.

Over the last two years, several new mixed-use and commercial projects have been approved in the Highway 133 corridor, including 1201 Main St, Lot 1 of the Carbondale Marketplace Subdivision and the new City Market. The Applicant believes that the proposed mixed-use and self-storage buildings will fit well with what has already been approved and contribute to the New Urban land use designation described in the Comp Plan.

Project Summary and Relationship to UDC and Comp Plan Design Guidelines

1. Mixed-Use Development. The proposed mixed-use development consists of one building containing 76 rental apartments (63 efficiency units, eight one-bedroom units and five two-bedroom units) and ~10,100 SF of commercial space. The building is three stories tall. The first floor contains a mixture of residential and commercial uses. The second and third floors consist entirely of residential units.

   The building is set back 10' from the western property line along Highway 133 as required by the UDC. The ground floor retail has been placed on each end of the mixed-use building to create focal points facing the highway and public streets. The parking is east of the building and not visible from Highway 133. As a result, the building and the bike path along Highway 133 are the focal points of the site. The parking lot is conveniently located and allows for easy pedestrian access to the building and to the green space. The parking lot contains the landscape islands per code.

   The site will have a 12,290 SF contiguous block green open space including the landscape buffer along the western edge of the self-storage building. The green space will be an amenity for residents, employees and patrons. The Applicant has not finalized programming for the area, but the preliminary concept includes a dog park, a children's play area, picnic tables, lawn games and public art.

   The building will contain several amenities for residents. The preliminary design includes a gym, a club room, a mail room, and a leasing office (specific amenities not yet finalized). Initial programming for the amenity area is in the range of 2,000 SF – 2,500 SF. All units will contain bulk storage and balconies/patios as required by the UDC.

   The bike path along Highway 133 and the sidewalk on the south side of Colorado Ave connect the site to the Rio Grande Trail and downtown, respectively. Residents should be able to easily walk and bike to downtown, allowing the Town to preserve its downtown parking for people who live farther away.

   The façade has been divided into a series of components less than 60' long. Shed and gable roof forms break up the façade with a minimum height variation of 2' vertical and changes in the wall planes with a minimum of 1'. The balconies have 6' recesses at each residential unit to provide articulation in the body of the building and Private Open Space.

   Roof structures have been divided into a series of gable, shed, flat, and pediment roof forms with no continuous length longer than 45'. Each roof form has a change in vertical dimension of

minimum 2' from adjacent roof form. The design concept is to create three building forms: north retail, south retail, and middle residential. The retail building form has a transparent retail base, residential body, and sloped and flat roof forms. The residential middle building form has a combination masonry/stucco base, stucco and wood body with recessed balcony forms and multiple residential scaled roof forms.

Retail entrances face parking and public open space. Future primary entrances will have masonry arcades and canopies. Ground-floor facades that face streets or public areas have storefront or display windows, entryways and canopies of 60% of horizontal length or greater. Ground floor entries connect to the public walkway for pedestrian access into the buildings. The building has over 30% ground floor windows and storefronts facing the principal streets. Ground floor openings are larger than the punched openings above. Second floor openings facing principal street have over 20% transparent glazing.

The specifications of the building meet or exceed the requirements in the UDC, including: private common open space; common open space; impervious space; bulk storage; stairs; etc. A full checklist will be provided in our Major Site Plan application if this rezoning application is approved.

2. Self-Storage Development. The proposed self-storage development (i) removes the majority of existing self-storage storage bins and (ii) adds a new three-story, 66,620 SF self-storage building (~51,000 net rentable SF in ~500 units). About 15% of units are climate-controlled. We must obtain a Conditional Use permit to build self-storage in the C/T district.

   The building is set back 15' – 20' from the property line along Colorado Avenue. The total setback area is 5,672 SF and is filled with trees and other vegetation to soften the front of the building. A new sidewalk runs across the southern edge of the property to facilitate pedestrian movement to, from and across the site. The existing one-story storage buildings create a visual buffer from the east and the mixed-use building screens the storage building from Highway 133.

   The third floor of the building is set back by 30' from the first two floors to reducing apparent massing. The front door is accessible from the street and the first 60 linear feet of the building projects out past the main gate. The new building is the focal point of the site. Windows on the front of the building provide transparency and aesthetic appeal. The façade is broken up every 60' to give the appearance of multiple buildings and reduce apparent massing.

   The storage building's design concept is similar to that of the mixed-use building. An historic mercantile façade faces Colorado Ave. The mercantile portion of the building has a transparent base, punched openings at the body and a masonry parapet with a flat roof. Working toward the north, the design transitions from the original mercantile building in a series of modules. Gabled ends with punched openings are modulated down the building to break up the façade.



1 SITE PLAN
1" = 20'-0"

N

0' 10' 20' 40' 80'

4/5/2020 9:15:11 PM

neo studio

3560 WALNUT ST. UNIT A
DENVER, CO 80205
PHONE 303.758.3800

SOPRIS SHOPPING CENTER

1201 COLORADO AVE.
CARBONDALE CO, 81623

PROJ. NO. 19-10
DRAWN: Author
CHECKED: Checker
APPROVED: Approver
DATE: ISSUE DATE
REVISIONS

ISSUED FOR: NOT FOR CONSTRUCTION

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SCALE: 1" = 20'-0"

SHEET TITLE:
SOPRIS SHOPPING SITE PLAN

P1.1

Roof structures have been divided into a series of gable and pediment roof forms with no continuous length longer than 60'. Each roof form has a change in vertical dimension of a minimum of 2' from adjacent roof forms. The first floor of mercantile façade has large expanses of storefront with punched openings at the body and flat roof top. The metal portion of the building has a darker color base, medium color body and gable roof forms. At 60' intervals the gable forms turn 90 degrees to break up horizontal articulation and will have a lighter color metal siding.

The mercantile façade facing Colorado Avenue has masonry arcades at the first floor with a potential for a future entrance and large storefronts. Ground-floor facades that face streets or public areas have storefront or display windows and future entryways of 60% of horizontal length or greater.

The main driveway to and from the building runs along the eastern façade of the building (between the new building and the westernmost existing building). Both this access point and an additional new access point along the northeastern edge of the property will be protected by new gates.

Parking is clustered at key points (near the entrance to the office and elevator bays) to allow renters to easily load and unload their possessions. Parking is conveniently located adjacent to drive aisles, which promote efficient vehicular circulation, which is very important for a self-storage property. The loading areas are recessed to create a visual barrier from vehicles and pedestrians travelling along Colorado Avenue. The upper stories are accessible via elevators. Some units are climate-controlled, providing additional storage opportunities for Carbondale residents.

Compliance with the Comprehensive Plan

Any proposed rezoning begins with an analysis of the relationship of the property with the Comprehensive Plan ("Comp Plan"). This section will review and discuss the Comp Plan in relationship to both of the zone districts and conceptual plans for the subject property. The present zoning of the properties are Planned Community Commercial (PC) and PUD. PC is an obsolete zoning code, and current zone districts are suggested for redevelopment if possible. Applicant believes that both requested zone districts, MU and C/T, are desirable based on the Comp Plan, neighboring land uses and the current regulations/standards in the UDC.

1. MU zoning (mixed-use project on the western portion of the site). The site is designated as New Urban by the Comp Plan, which "allows for a flexible mix of retail, restaurants, service commercial, lodging, offices, and multiple story mixed-use buildings which may include residential upstairs." The proposed MU zoning allows for a wide variety of residential and commercial uses, including multi-family housing, retail, office and hospitality. The alignment between New Urban and MU is not an accident – the standards contained in the MU Zone District were established by the Town and the Planning Commission to match up with the New Urban character elements and design suggestions that were contained in the Future Land Use Section in the Comp Plan.

Nearby sites with MU zoning entitlements include 1201 Main St (mixed-use project consisting of 27 rental apartments and 3,881 SF of commercial space; Major Site Plan application approved in 2019) and Lot 1 of the Carbondale Marketplace (City Market) Subdivision (mixed-use project) consisting of 115 rental apartments and 10,259 SF of commercial space; approved in 2018). Applicant believes that these approvals evidence the Town's willingness to rezone properties north of the roundabout at Highway 133 and Main St from obsolete zoning codes to MU since the adoption of the UDC (2016) and the Comp Plan (2013). See zoning map on page 11 for a list of nearby properties, zoning and tenants.

The Comp Plan's Future Land Use Designation for the subject property is New Urban. The relevant character elements and description of this land use designation is noted below:

- Urban, pedestrian/bike oriented
- Buildings close to the sidewalk/streets, corner buildings
- Parking and landscape lots behind the buildings or in courtyards
- Commercial, mixed-use and urban residential

A point by point comparison of the more detailed character and design elements noted in Section 4.11 (New Urban) is noted below.

Character Element – in Comp Plan	Proposed Development Design
Building relationship to Highway/Street • viewed from street, emphasize pathway/sidewalks and buildings rather than parking lot/structures. • building should be focal point – located close to the street and sidewalk • don't replicate historic pattern of downtown core	Building relationship to Highway/Street • buildings minimum distance from street • parking in rear • no effort to replicate downtown • building fits property and neighborhood
Uses • flexible mix of retail, restaurants, service commercial, offices etc. • multiple story, allowed residential upstairs • uses transition appropriately to adjacent areas	Uses • flexible mix of retail, commercial and offices • residential on all floors, including ground-level • appropriate transition
Building Mass and Scale • up to 3 stories • the size and rooflines broken up to avoid monotony/boxlike appearance • street highway phase with three dimensional structural elements – human scale streetscape • connect inside of buildings and sidewalk with architectural elements	Building Mass and Scale • building 3 stories in height • utilization of rooflines and design elements to break up mass and provide human scale • use of architectural elements throughout design • numerous connections to sidewalks and the bike path
Parking	Parking

• convenient auto access, with parking on site and behind buildings • break up into smaller lots via landscape islands and shade trees • driveway should be consolidated to maintain continuity	• parking to rear of structure • landscape islands and landscaping to code • driveways in improved locations and in compliance with Highway 133 Access Control plan
Connectivity • provide obvious and safe connections to building for pedestrians and cyclists • balance pedestrian/bike friendly feel with convenient vehicular access	Connectivity • safe connections to buildings for all non-vehicular users • pedestrian/bike friendly feel provided. Connections to 133 paths, sidewalks and area, to downtown and Rio Grande

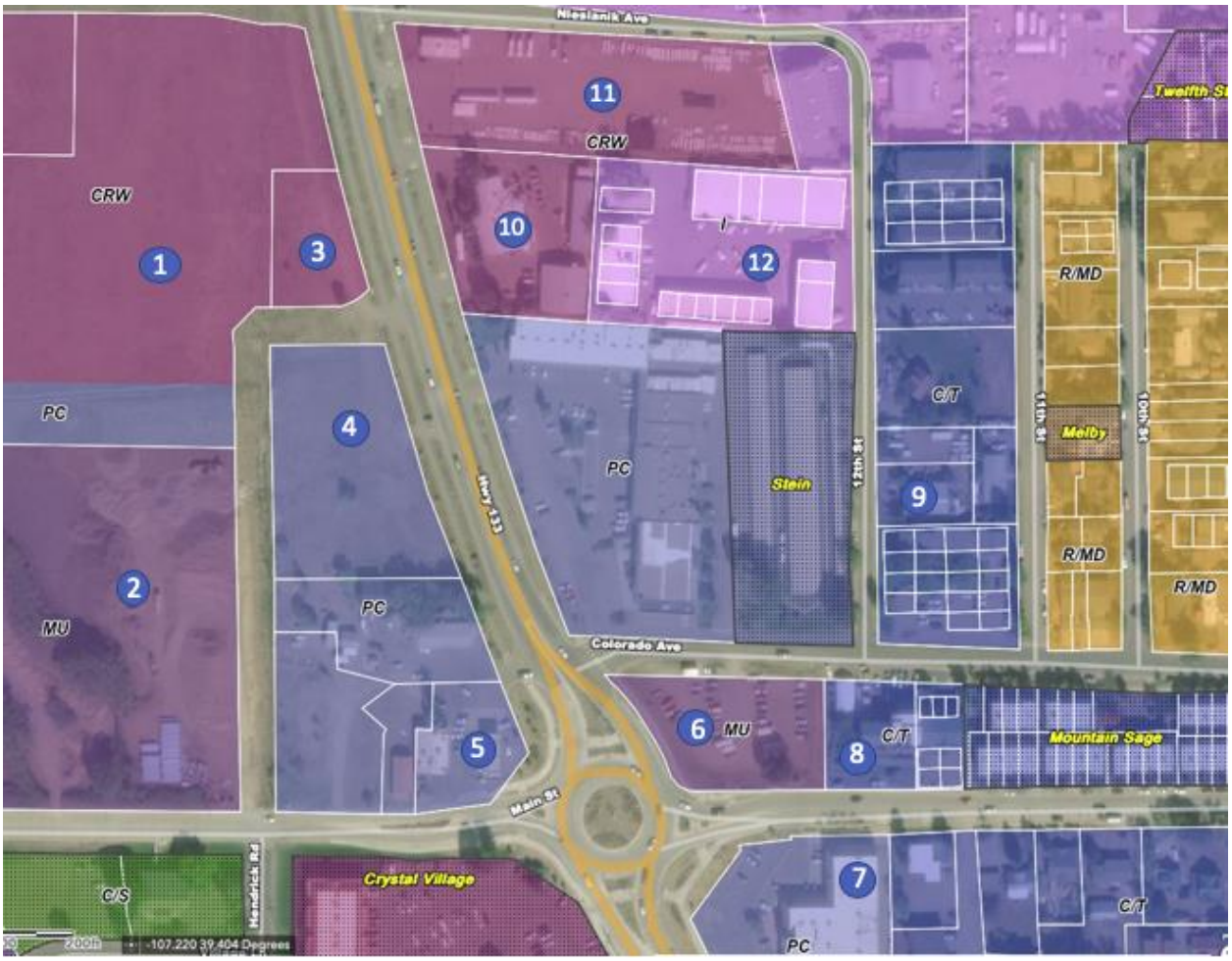
2. <u>C/T zoning (new and existing self-storage buildings on the eastern portion of the site).</u> This portion of site also falls under the Comp Plan's New Urban designation. Rezoning the site to C/T would allow for the construction of an incremental self-storage building on site (contingent upon the approval of a Conditional Use permit for self-storage within the C/T Zone District). The Stein PUD would then be dissolved and the existing storage buildings would share the C/T parcel with the new storage building. As discussed above, we believe that eliminating the PUD would forward the Town's effort to reduce the number of PUDs and proceed with straight zone districts.

   A parcel with C/T zoning would serve as an effective buffer between the new, high-traffic mixed-use project and the existing housing to the east on Colorado Ave and 12th street. Applicant has endeavored to make the new storage structure fit in with the nearby commercial areas and the Highway 133 area via the mercantile design.

   Many of the neighboring parcels are zoned C/T, including all of the properties in the area between 11th and 12th street starting several blocks north of the site and ending several blocks to the south. The site directly north, E.T. Plaza, is zoned Industrial. The new self-storage building would fit in with many of these neighboring including: the current Sopris Self-Storage (to the east), Summers Architectural Moldings (northwest), E.T. Plaza (north; home to Innovative Paint Systems, Rocky Mountain Upholstery and Soft Furnishings, Monkey House and Sopris Furniture Repair), Wrenchforce (east), Sopris Glass (north), Arrow Sign & Design (north) and AmeriGas Propane (north) (see zoning map below for a complete list).

   We believe that cohesion with neighboring properties and zoning presents a strong argument for C/T zoning and would be in line with the stated purpose of the Future Land Use Plan (Chapter 4 of the Comp Plan): "The future land use plan does not restrict existing or vested uses."

Similar to the mixed-use development, we believe that the initial site plan and building design of the new self-storage development complies with the design criteria outlined in the UDC and the Comp Plan.



1. City Market
2. Main St. Marketplace
3. First Bank
4. Potential ANB Bank
5. 7/11
6. 1201 Main (Mixed-Use)
7. Subway
8. Crystal River Spas
9. Wrenchforce
10. Summers Arch Mldngs
11. AmeriGas Propane
12. E.T. Plaza
    - Innovative Painting Systems
    - Rocky Mountain Upholstery
    - Monkey House
    - Sopris Furniture Repair
    - Innovative Painting Systems

Affordable Housing

An allocation of affordable housing units will be designated as required under the Town of Carbondale Community Housing Guidelines and Section 5.11 of the UDC. Based on 76 total units, Applicant will provide 15 affordable units (five of each Category 1-3). The affordable units will be in the same building as the market rate units and be spread out across the three floors of the building. We believe that there are relatively few affordable units in Carbondale on the second and third floors (appealing views) that also have elevator access. This new development, in addition to our approved project at 1201 Main St, will provide several such units. The elevator should add a lot of value to all residents, both in terms of ease of living and accessibility.

Approval Criteria for the Rezoning Component (UDC 2.4.2.C.3.b)

The approval criteria for a general rezoning are listed in section 2.4.2.C.3.b of the UDC. Applicant believes that its application meets all criteria.

1. Mixed-Use Rezoning Request. Each criterion is discussed in detail below:

    a. The amendment will promote the public health, safety, and general welfare

        i. Sopris Shopping Center is approaching 60 years of age. Building codes and construction techniques have improved markedly since the early 1960s. The new development should be notably improved in terms of energy efficiency, structural integrity, accessibility, noise attenuation etc. It will comply with modern building codes and includes all customary modern safety features, including fire sprinklers, fire-rated ceilings and walls, safe materials (no asbestos), etc.

        Additionally, the access point on Colorado Ave is moved to the east, which should improve a longstanding safety concern that vehicles heading north on Highway 133 can turn almost directly into the parking lot at high speeds. The new development also better meets the current needs, policies and desires of the Town. It provides high-quality attainable and affordable housing with numerous amenities and a large, open green space. The new commercial space creates an inviting environment for local businesses to grow and succeed. The building is designed to match the New Urban vibe that the Comp Plan requires. As of the week of 4/6/20 (the date this application was submitted), we have just begun to meet with neighboring property owners to collect their feedback.

    b. The amendment is consistent with the Comprehensive Plan and the purposes stated in this Unified Development Code

        i. The MU Zone District designation and the proposed project comply with the letter and spirit of the New Urban designation described Comp Plan. Please see the Rezoning Background and Compliance with the Comprehensive Plan section above for details.

c. The amendment is consistent with the stated purpose of the proposed zoning district(s)

    i. Section 3.3.5.A of the UDC discusses the purpose of the MU district:

    "The purpose of the Mixed-Use district is intended to foster compact, mixed-use development patterns that provide people with the opportunity to live, work, recreate, and shop in a pedestrian-friendly environment. The mixed-use district is intended to provide multimodal access to and from Downtown and the Rio Grande Trail, encourage both a vertical and horizontal mix of land uses, and provide for an interesting and walkable environment through tailored building design and streetscape standards that address features such as building mass and placement, building entries, and windows/transparency."

    The proposed project contains both dwelling space and commercial space in a single building. Town residents and visitors will have the opportunity to live, work and shop on-site. The green space will be an amenity for residents, patrons and employees. The bike path along Highway 133 and the sidewalk on the south side of Colorado Ave connect the site to the Rio Grande Trail and downtown, respectively. Residents should be able to easily walk and bike to downtown, allowing the Town to preserve its downtown parking for people who live farther away. The vehicular access points on Highway 133 (¾ movement) and Colorado Ave (full movement) and dual drive aisles in the parking lot allow for easy ingress/egress and on-site circulation. The proposed access points comply with the Highway 133 Access Control Plan. The building design and placement, which is more thoroughly discussed in the Compliance with the Comprehensive Plan section, meets all requirements, including vertical and horizontal articulation; massing; varied roof forms; transparency; etc.

d. The amendment is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated

    i. The new development is residential and commercial (no direct industrial uses), so it will neither impact air or water quality nor produce excessive noise on a daily basis. Modern stormwater and drainage facilities will be constructed. Meaningful wildlife and native vegetation have not existed on-site for decades. The development plan adds 12,290 SF of contiguous, green open space, which should improve the quality of vegetation and be an amenity for residents, employees and visitors to the site.

e. The amendment is not likely to result in material adverse impacts to other property adjacent to or in the vicinity of the subject property

i. The new development should positively impact neighboring property values. The improved appearance of the building and site will create a more vibrant atmosphere in the neighborhood, and the increased traffic from residents, employees and patrons should benefit neighboring businesses. The improvements to the streetscape and addition of the open space should further contribute to the neighborhood.

f. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development

i. All facilities and utilities will be adequate. Please see Exhibit for details. The site is readily served by police, fire protection and other safety-oriented organizations.

2. Commercial/Transitional Rezoning Request. Each criterion is discussed in detail below:

a. The amendment will promote the public health, safety, and general welfare

i. The removal of the majority of the storage bins on the northern portion of the storage site increases the efficiency and flow of the site plan. In the past, some neighbors have expressed concerns about the bins and some related activities in this area, so we expect this decision to be well received. Additionally, the dissolution of the PUD is in line with the Town's goal of eliminating PUDs and moving to straight zone districts where possible. The new gates improve security for existing and new renters. The new green space and sidewalk between the front of the new building and Colorado Avenue enhance mobility and ease of access for pedestrians.

b. The amendment is consistent with the Comprehensive Plan and the purposes stated in this Unified Development Code

i. The C/T Zone District and the proposed project fit well with existing uses on-site and on neighboring sites. The design of the new building utilizes a mercantile motif and other, more modern elements to the site fit the New Urban guidelines described Comp Plan. Please see the Rezoning Background and Compliance with the Comprehensive Plan section above for details.

c. The amendment is consistent with the stated purpose of the proposed zoning district(s)

i. Section 3.3.5.A of the UDC discusses the purpose of the C/T district:

"The purpose of the Commercial/Transitional district is to accommodate the transition of neighborhoods from residential to mixed-use, commercial, and

other non- residential uses. The district is designed to create attractive commercial development with adequate access to major arterial streets and sufficient parking areas and to accommodate the unusual site conditions, access conditions, and mix of land uses north of Colorado Avenue. The district is also designed to allow reasonable commercial land uses and establish adequate development and access requirements for small parcels with Highway 133 frontage."

The proposed self-storage project would provide a transition between the proposed mixed-use project and the existing residential buildings on Colorado Avenue and 12th Street. It also provides a transition from the industrial uses that also exist along both sides of 12th St. and north of the subject site, including the E.T. Plaza all the way to The Atlantic Avenue. The sidewalk along Colorado Ave connects the site to neighboring buildings and to Downtown. The proposed parking, located at the entrance to the building and near elevator cores, should be sufficient based (i) on entry and exit data from the existing Sopris Self-Storage facility and (ii) the new parking ratio proposed by the Director for consideration by the Planning and Zoning Commission (proposed UDC amendment). The main entrance is on Colorado Avenue, providing easy access to Highway 133 and Downtown. There is a second access point on 12th Street.

d. The amendment is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated

    i. The addition of green space between Colorado Avenue and the front of the building should improve the quality of vegetation and wildlife on the site. As noted with the mixed-use site, wildlife and native vegetation has long been absent. Storage is a low intensity use and there should be no adverse impacts to air and water quality. The building should not generate significant noise.

e. The amendment is not likely to result in material adverse impacts to other property adjacent to or in the vicinity of the subject property

    i. The combination of the new self-storage building and the removal of the majority of the existing storage bins and related activities should improve the appearance and functionality of the site. The orientation of the new storage building should improve the efficiency of the current driveway between the storage buildings and the shopping center. The design of the new building fits the New Urban feel and contributes to the vibrant new neighborhood that is forming along the corridor just north of the roundabout at Main St and Highway 133. The views of the building from Colorado Ave and 12th Street will be partially screened by landscaping and the existing storage buildings. The new storage structure will be the Town's first modern, climate-controlled storage facility that

fits in with current design guidelines. Nearby commercial area and will be readily accessible to Town residents.

f. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development

   i. All facilities and services will be adequate. Please see Exhibit F for details.

Site Access

The Colorado Department of Transportation ("CDOT") and the Town of Carbondale adopted a State Highway 133 Access Control Plan ("ACP") in 2013. The ACP was created with input from the property owners directly adjacent to the Highway, design professionals, and the overall community. The development picture and the goals for access captured the intent for access at that point in time. This provides a guideline for considering future development.

The ACP identifies two primary goals for future development. The first is that safe access is provided to all properties. The second is that accesses be combined where possible to reduce the number of intersections and conflict points.

With this development, and consistent with the recent development proposal on the south side of Colorado Avenue (1201 Main St), it has become clear that Colorado Avenue should remain open. Colorado Avenue access is proposed in lieu of proposed access #89. We are also working with the adjacent property owner to the north to construct access #87, which is a new ¾ movement intersection per the ACP recommendations. Refer to the Engineering letter prepared by Sopris Engineering, LLC for more detail (Exhibit G).

Future Applications and Requests (in addition to Major Site Plan & Sub-Division Exemption)

1. Conditional Use permit for ground-floor residential units. A Conditional Use permit is required to construct ground-floor residential units in the MU district. Applicant will file a Conditional Use permit application concurrently with the Major Site Plan application.

2. Height issues. The height limit in the MU district is 35', measured from natural grade. As discussed in a letter submitted to the Planning and Zoning Commission ahead of the 2/18/20 meeting, this creates a difficult situation for sites that slope downward from the primary street. Portions of the parking area in the central part of the MU site are approximately four feet below the grade and curb line of Highway 133. This project will proceed with a Subdivision Exemption application. As a part of this process, a detailed grading plan for the site will be approved by the Town, which will establish the new natural grade. The building height will then be measured from this grading plan as allowed under Town code.

3. Alternative Compliance for landscape strip width along Highway 133. The UDC requires a 10' landscape buffer along Highway 133, but the maximum setback allowed in the MU zone district is 10'. The attached plans show a 10' setback, but we will request alternative compliance to

preserve our (i) flexibility in case buried utilities or other objects along Highway 133 cause a change to the optimal landscape strip shape and setup and (ii) ability to add sidewalks to the building from the bike path along Highway 133.

4. Conditional use permit for self-storage in the C/T zone district. A Conditional Use permit is required to build self-storage in the C/T district. Applicant will apply for a Conditional Use permit concurrently with its Major Site Plan application.

5. Alternative compliance for parking in the self-storage development. The current parking requirement for self-storage is one parking space per 1,250 SF. Applicant believes this requirement is excessive and has communicated its thoughts in a letter to the Town's Planning and Zoning Commission that was presented at the 2/18/20 meeting. The Director recently submitted a proposal to change the requirement to five spaces plus one per 60 storage units. If the UDC amendment process is not complete by the time applicant submits its Major Site Plan application, then Applicant will request Alternative Compliance to implement a more suitable parking ratio.

EXHIBIT A: ELEVATIONS



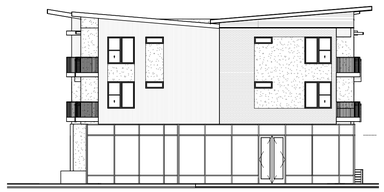
8 STORAGE - WEST ELEVATION
1/16" = 1'-0"



7 STORAGE - EAST ELEVATRION
1/16" = 1'-0"

MATERIAL LEGEND

- RUNNING BOND BRICK
- COMPOSITE SIDING
- STUCCO - FINE
- VERTICAL METAL PANEL
- HORIZONTAL METAL PANEL



6 NORTH ELEVATION - MIXED USE
1/16" = 1'-0"



5 SOUTH ELEVATION - MIXED USE
1/16" = 1'-0"



4 SOUTH ELEVATION - STORAGE
1/16" = 1'-0"



3 NORTH ELEVATION - STORAGE
1/16" = 1'-0"



2 WEST ELEVATION - HWY 133
1/16" = 1'-0"



1 EAST ELEVATION - INTERIOR
1/16" = 1'-0"

neo studio

3560 WALNUT ST. UNIT A
DENVER, CO 80205
PHONE 303.758.3800

SOPRIS SHOPPING CENTER

1201 COLORADO AVE.
CARBONDALE CO, 81623

PROJ. NO. 19-10
DRAWN: Author
CHECKED: Checker
APPROVED: Approver
DATE: ISSUE DATE
REVISIONS

ISSUED FOR: NOT FOR CONSTRUCTION

© NEO STUDIO

SCALE: As indicated

SHEET TITLE: ELEVATIONS

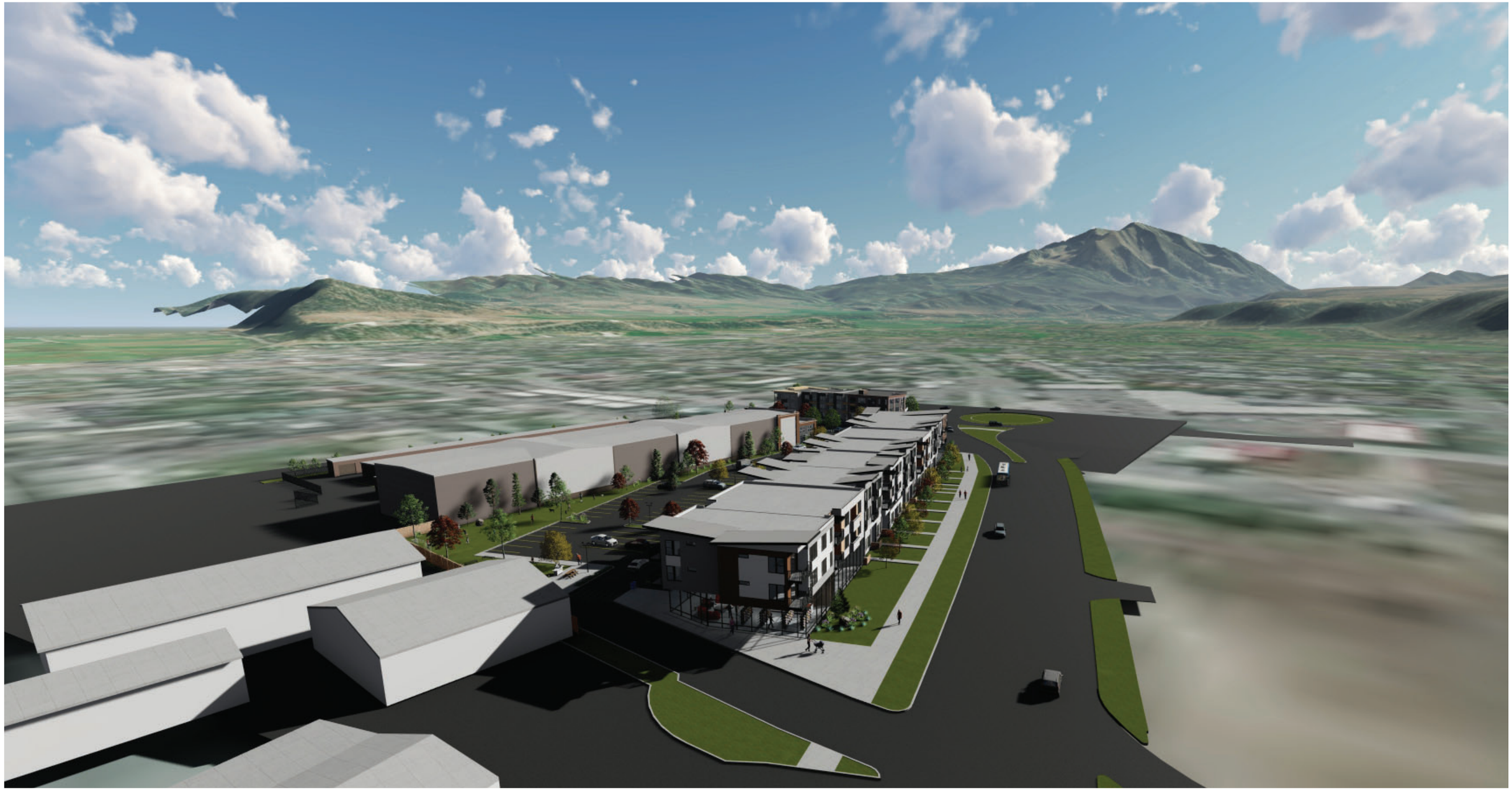
P1.3

4/5/2020 9:15:16 PM

EXHIBIT B: RENDERINGS


5,000 SF
RETAIL
NEW MIXED USE
12,300 SF
OPEN SPACE
NEW STORAGE
EXISTING STORAGE
EXISTING STORAGE
EXISTING STORAGE
12 TH STREET
HIGHWAY 133
5,000 SF
RETAIL
COLORADO AVE.

Site Plan



Aerial View Looking South



Looking South Along Hwy 133



West Elevation Along Hwy 133



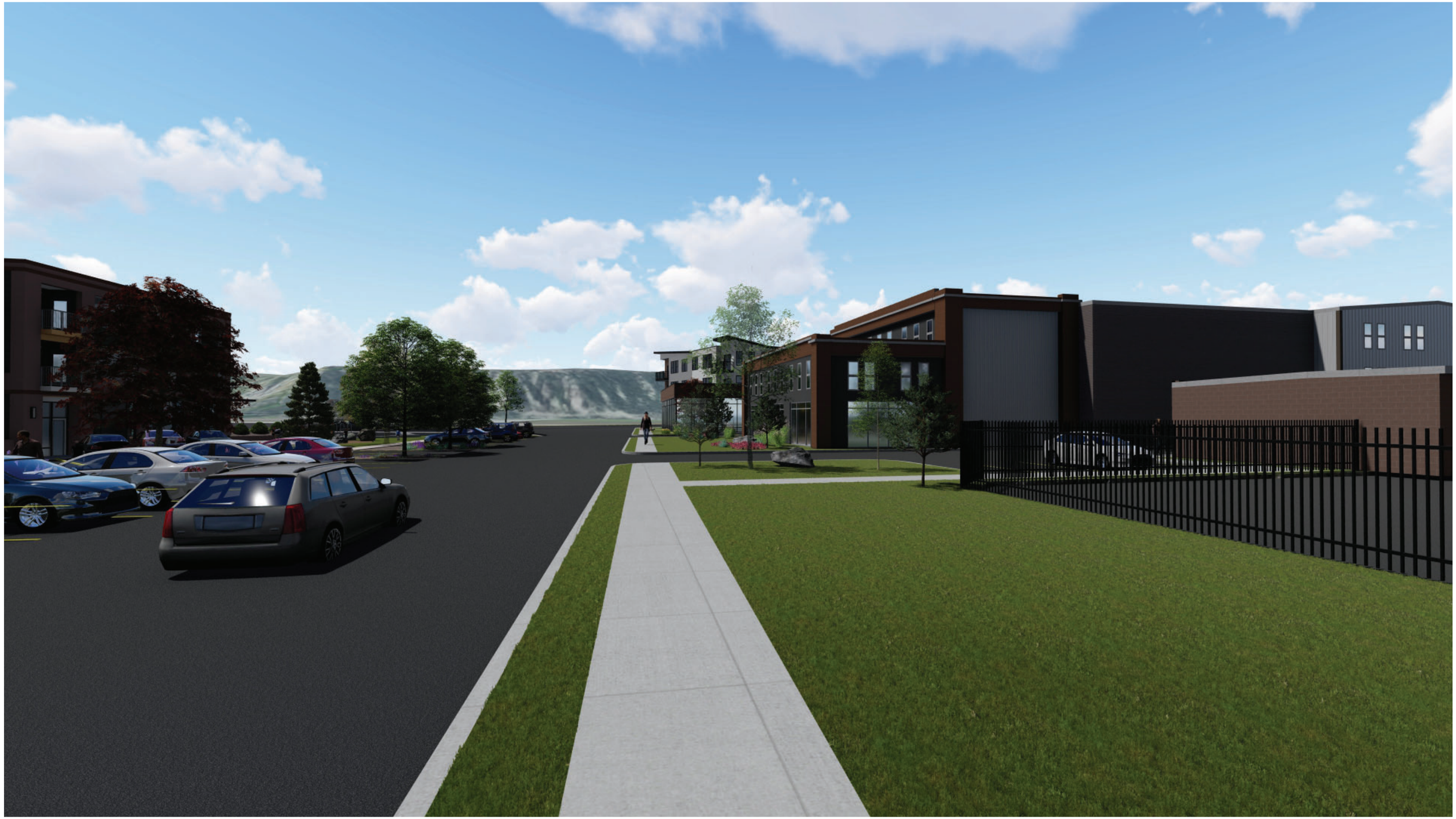
Looking North @ Hwy 133 & Colorado Ave.



Looking North at Mixed Use Entrance



Looking North East from Colorado Ave.



Looking East Along Colorado Ave.



Aerial View Looking East at Storage Bldg.



AERIAL VIEW OF OPEN SPACE

EXHIBIT C: IMPROVEMENT SURVEY PLAT

IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY OF:

CARBONDALE CENTER PLACE

A PARCEL OF LAND SITUATED IN THE LOT 9, OF SECTION 33 & LOT 12, SECTION 34 TOWNSHIP 7 SOUTH, RANGE 88 WEST OF THE 6th P.M. COUNTY OF GARFIELD, STATE OF COLORADO

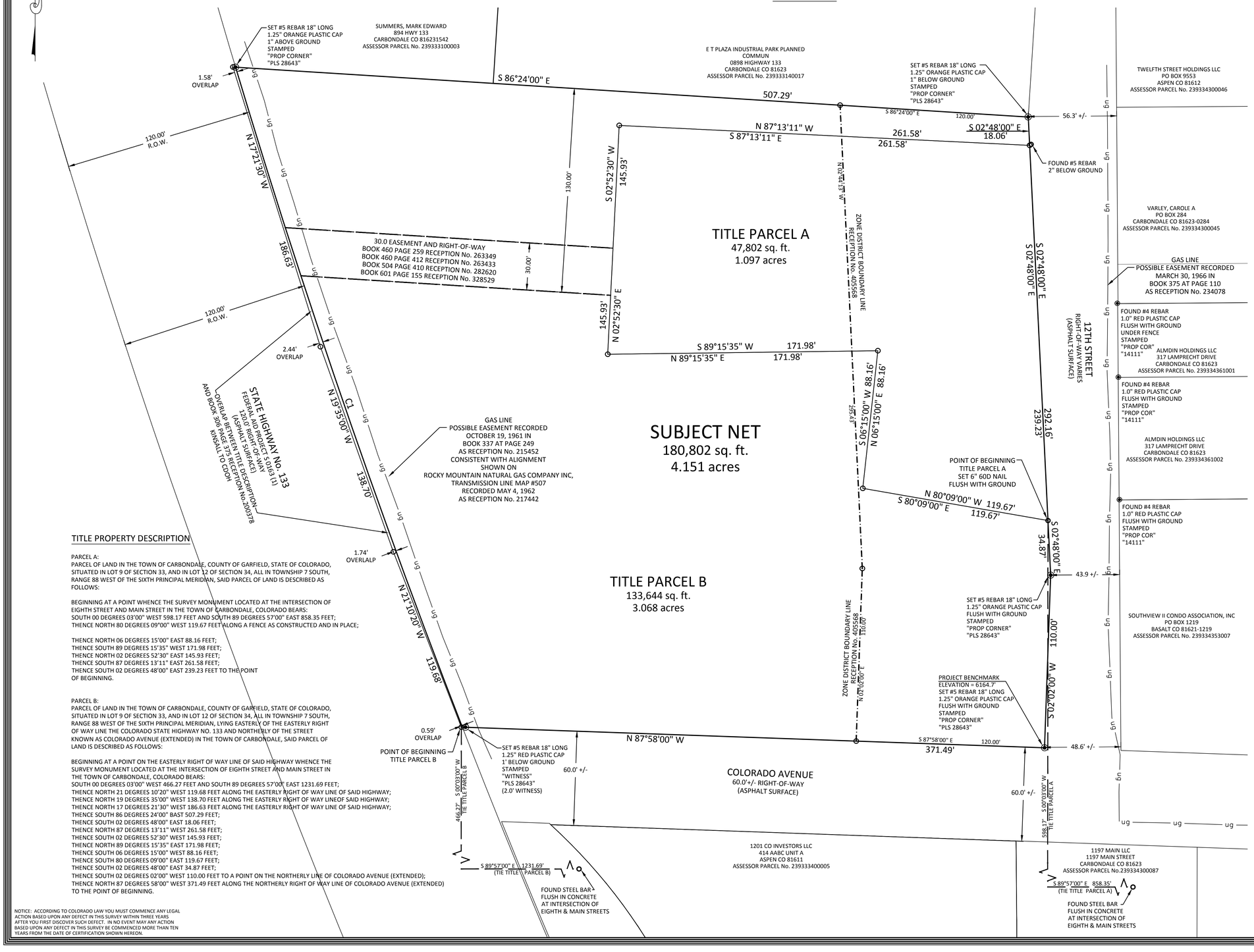
SHEET 1 OF 2

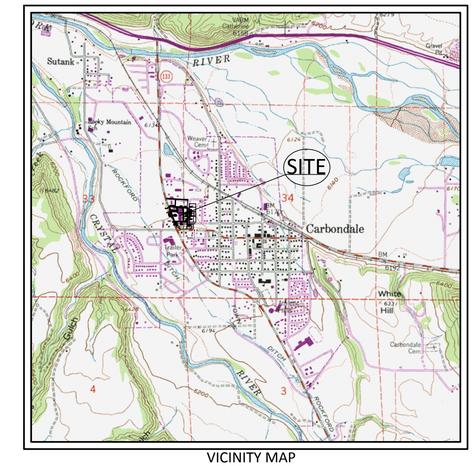
C.D.O.H. BOUNDARY CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	444.55'	5575.90'	222.39'	444.43'	S 18°57'16" E	4°34'05"

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.





VICINITY MAP
SCALE: 1" = 2000'

NOTES

1) Date of Survey: March 23-April 21, 2020.

2) Date of Preparation: March 23-April 29, 2020.

3) Basis of Bearing: A bearing of S 00°03'00" W from the steel bar in concrete located at the intersection of 8th & Main Streets and the steel bar located inside a valve box at the intersection of 8th and Euclid Avenue.

4) Basis of Survey: Colorado State Department of Highways Federal Aid Project S0163 (1) Right-of-Way mapping, various documents of record, and the found survey monuments, as shown.

5) This survey does not constitute a title search by Sopris Engineering, LLC (SE) to determine ownership or easements of record. For all information regarding easements, rights of way and/or title of record, SE relied upon the above said items described in note 4 and the title commitment prepared by The Title Company of the rockies as agent for Westcor Land Title Insurance Company commitment number 7000282-C1 with an effective date of January 16, 2020.

6.) Basis of elevation: Project based on Global Position System (GPS) observation from the Continuous Operating Reference Station (CORS) SE01 utilizing the Continental United States 2009 Geoid Model (GEOID 09 Conus) and based the 1988 North American Vertical Datum (NAVD88), this established a site benchmark elevation of 6164.73' on the set #5 rebar 18" long with a 1.25" orange plastic cap stamped "PROP CORNER" "PLS 28643" monumenting the Southeast boundary corner of subject property, as shown.

7.) Contour Interval: One-half (0.50') foot.

8.) The linear unit used in the preparation of this plat is the U.S. survey foot as defined by the United States Department of Commerce, National Institute of Standards and Technology.

TITLE PROPERTY DESCRIPTION

PARCEL A:
PARCEL OF LAND IN THE TOWN OF CARBONDALE, COUNTY OF GARFIELD, STATE OF COLORADO, SITUATED IN LOT 9 OF SECTION 33, AND IN LOT 12 OF SECTION 34, ALL IN TOWNSHIP 7 SOUTH, RANGE 88 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHENCE THE SURVEY MONUMENT LOCATED AT THE INTERSECTION OF EIGHTH STREET AND MAIN STREET IN THE TOWN OF CARBONDALE, COLORADO BEARS:
SOUTH 00 DEGREES 03'00" WEST 598.17 FEET AND SOUTH 89 DEGREES 57'00" EAST 858.35 FEET;
THENCE NORTH 80 DEGREES 09'00" WEST 119.67 FEET ALONG A FENCE AS CONSTRUCTED AND IN PLACE;

THENCE NORTH 06 DEGREES 15'00" EAST 88.16 FEET;
THENCE SOUTH 89 DEGREES 15'35" WEST 171.98 FEET;
THENCE NORTH 02 DEGREES 52'30" EAST 145.93 FEET;
THENCE SOUTH 87 DEGREES 13'11" EAST 261.58 FEET;
THENCE SOUTH 02 DEGREES 48'00" EAST 239.23 FEET TO THE POINT OF BEGINNING.

PARCEL B:
PARCEL OF LAND IN THE TOWN OF CARBONDALE, COUNTY OF GARFIELD, STATE OF COLORADO, SITUATED IN LOT 9 OF SECTION 33, AND IN LOT 12 OF SECTION 34, ALL IN TOWNSHIP 7 SOUTH, RANGE 88 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LYING EASTERLY OF THE EASTERLY RIGHT OF WAY LINE THE COLORADO STATE HIGHWAY NO. 133 AND NORTHERLY OF THE STREET KNOWN AS COLORADO AVENUE (EXTENDED) IN THE TOWN OF CARBONDALE, SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID HIGHWAY WHENCE THE SURVEY MONUMENT LOCATED AT THE INTERSECTION OF EIGHTH STREET AND MAIN STREET IN THE TOWN OF CARBONDALE, COLORADO BEARS:
SOUTH 00 DEGREES 03'00" WEST 466.27 FEET AND SOUTH 89 DEGREES 57'00" EAST 1231.69 FEET;
THENCE NORTH 21 DEGREES 10'20" WEST 119.68 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID HIGHWAY;
THENCE NORTH 19 DEGREES 35'00" WEST 138.70 FEET ALONG THE EASTERLY RIGHT OF WAY LINEOF SAID HIGHWAY;
THENCE NORTH 17 DEGREES 21'30" WEST 186.63 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID HIGHWAY;
THENCE SOUTH 86 DEGREES 24'00" BAST 507.29 FEET;
THENCE SOUTH 02 DEGREES 48'00" EAST 18.06 FEET;
THENCE NORTH 87 DEGREES 13'11" WEST 261.58 FEET;
THENCE SOUTH 02 DEGREES 52'30" WEST 145.93 FEET;
THENCE NORTH 89 DEGREES 15'35" EAST 171.98 FEET;
THENCE SOUTH 06 DEGREES 15'00" WEST 88.16 FEET;
THENCE SOUTH 80 DEGREES 09'00" EAST 119.67 FEET;
THENCE SOUTH 02 DEGREES 48'00" EAST 34.87 FEET;
THENCE SOUTH 02 DEGREES 02'00" WEST 110.00 FEET TO A POINT ON THE NORTHERLY LINE OF COLORADO AVENUE (EXTENDED);
THENCE NORTH 87 DEGREES 58'00" WEST 371.49 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF COLORADO AVENUE (EXTENDED) TO THE POINT OF BEGINNING.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I hereby state that this Improvement Survey Plat was prepared by Sopris Engineering, LLC (SE) for

1201 CO AVE HOLDINGS, LLC, a Colorado limited liability company &
Title Company of the Rockies as agent for
Westcor Land Title Insurance Company

I furthermore state that the improvements on the above described parcel on this date, April 06, 2020, except utility connections are entirely within the boundaries of the parcel except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted. I furthermore state that this property is subject to reservations, restrictions, covenants and easements of record or in place.

COLORADO REGISTERED MARK S. BECKLER 28643 PROFESSIONAL LAND SURVEYOR

Mark S. Beckler, L.S. #28643

SOPRIS ENGINEERING - LLC
CIVIL CONSULTANTS
502 MAIN STREET, SUITE A3
CARBONDALE, COLORADO 81623
(970) 704-0311 SOPRISENG@SOPRISENG.COM

RAB 04-29-20 19237 EX-COND.DWG

IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY OF:

CARBONDALE CENTER PLACE

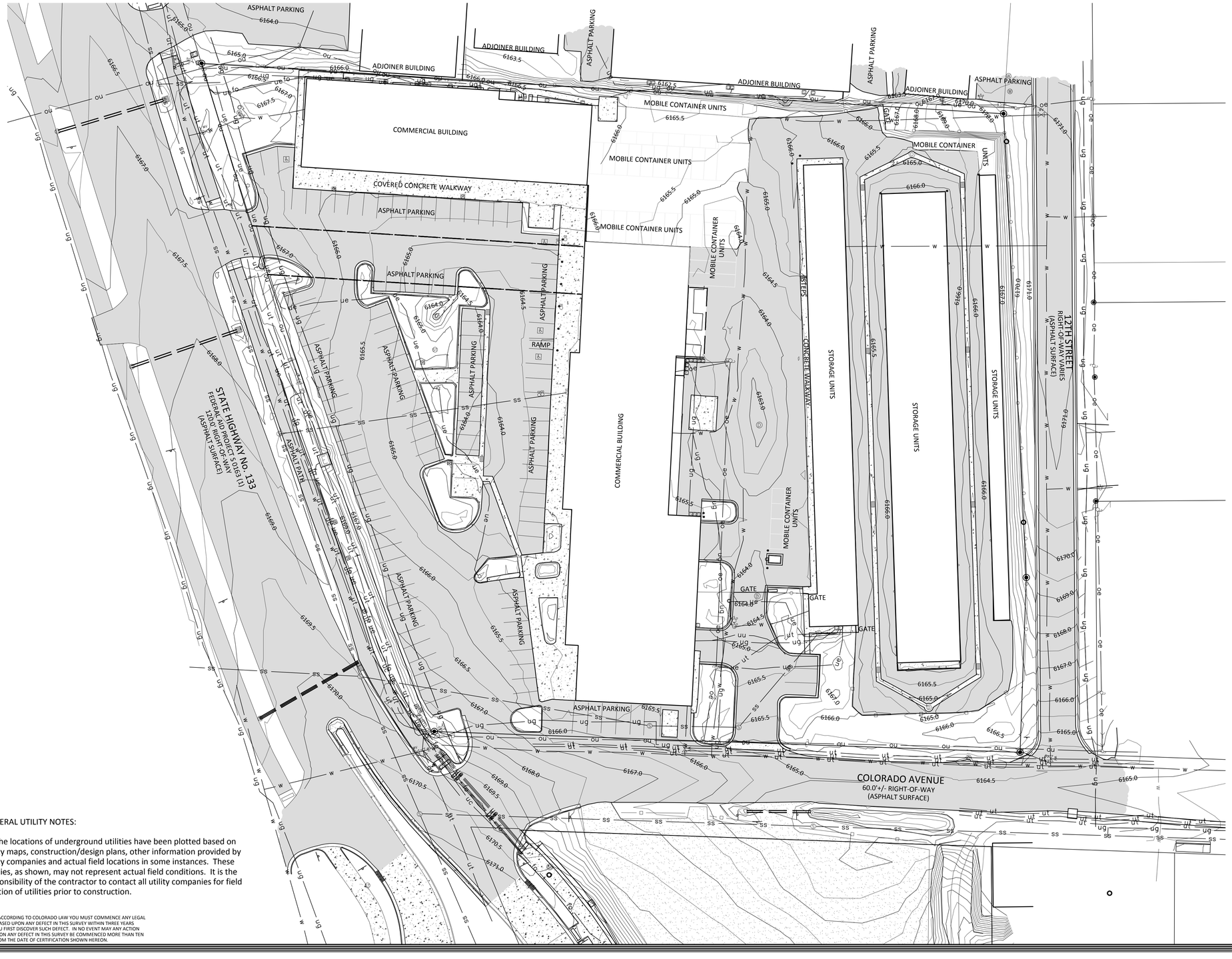
A PARCEL OF LAND SITUATED IN THE LOT 9, OF SECTION 33 & LOT 12, SECTION 34
TOWNSHIP 7 SOUTH, RANGE 88 WEST OF THE 6th P.M.
COUNTY OF GARFIELD, STATE OF COLORADO

SHEET 2 OF 2

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



EXISTING CONDITIONS LEGEND

- CATV PEDESTAL
- TELEPHONE PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER/PEDISTAL
- SEWER CLEANOUT
- SEWER MANHOLE
- CURB STOP
- WATER VALVE
- WATER HYDRANT
- GAS METER
- ELECTRIC MANHOLE
- WATER MANHOLE
- DRYWELL
- TELEPHONE MANHOLE
- STORM MANHOLE
- STORM INLET
- UTILITY MANHOLE
- GUY WIRE
- POWER POLE
- LIGHT POLE
- SIGN
- GAS MARKER
- IRRIGATION VALVE
- BOLLARD
- LIGHT POLE
- OVERHEAD UTILITIES
- UNDERGROUND UTILITIES
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- SEWER LINE
- WATER LINE
- GAS LINE
- CHAINLINK FENCE
- METAL PICKET FENCE

NOTES

1) Date of Survey: March 23-April 21, 2020.

2) Date of Preparation: March 23-April 29, 2020.

3) Basis of Bearing: A bearing of S 00°03'00" W from the steel bar in concrete located at the intersection of 8th & Main Streets and the steel bar located inside a valve box at the intersection of 8th and Euclid Avenue.

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7.) Contour Interval: One-half (0.50') foot.

8.) The linear unit used in the preparation of this plat is the U.S. survey foot as defined by the United States Department of Commerce, National Institute of Standards and Technology.

GENERAL UTILITY NOTES:

1. The locations of underground utilities have been plotted based on utility maps, construction/design plans, other information provided by utility companies and actual field locations in some instances. These utilities, as shown, may not represent actual field conditions. It is the responsibility of the contractor to contact all utility companies for field location of utilities prior to construction.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

SOPRIS ENGINEERING - LLC
CIVIL CONSULTANTS
502 MAIN STREET, SUITE A3
CARBONDALE, COLORADO 81623
(970) 704-0311 SOPRISENG@SOPRISENG.COM

RAB 04-29-20 19237 EX-COND.DWG

EXHIBIT D: MAP OF EXISTING UTILITIES AND EASEMENTS

EXISTING DRIVEWAY

STORAGE UNITS

GAS METER

FOUND REBAR AND CAP L.S. #16842

EXISTING FENCE (TYP.)

FOUND REBAR & ALUM. CAP L.S. #ILLEGIBLE

GATE

TEMPORARY STORAGE UNITS

TEMPORARY STORAGE UNITS

CONC WALK

CONC WALK

STORM DRAIN INLET

GAS METERS

ELEC BOX & METERS

SOPRIS SHOPPING CENTER

STORM DRAIN INLET RIM = 6536.37

STORM DRAIN DRYWELL

STORAGE UNITS

EXISTING STORAGE UNITS

127TH STREET

CONC APRON

EXISTING ASPHALT APRON

EXISTING STORAGE UNITS

SECURITY GATE CONTROL PANEL

GATE

STORM DRAIN DRYWELL

EXISTING ASPHALT APRON

EX. CONCRETE WALL

FOUND REBAR AND ALUM. CAP L.S. #16868

SSCO GAS RISER

ELEC BOX & METER

FOUND REBAR & CAP L.S. #16868

FOUND REBAR & CAP LS 16842

COLORADO AVE.

FOUND REBAR (BENT)

HIGHWAY 133

10' GAS

EXISTING LEGEND

- EXISTING CONTOUR
- 7900 EXISTING CONTOUR INTERVAL
- XWL EXISTING 8" WATER MAIN
- XSA EXISTING 8" SANITARY SEWER MAIN
- XETGC EXISTING ELEC, TELE, CABLE, GAS
- XETC EXISTING ELEC, TELE, CABLE
- XGAS EXISTING GAS
- XUT EXISTING TELEPHONE
- XEL EXISTING UNDERGROUND ELECTRIC
- OEL EXISTING OVERHEAD ELECTRIC
- XTV EXISTING CABLE
- XFO EXISTING FIBER OPTIC
- XIRR EXISTING IRRIGATION PIPE
- EXISTING SWALE OR DITCH
- XSD EXISTING STORM SEWER
- EXISTING EASEMENT
- EXISTING PROPERTY LINE
- STBK EXISTING SETBACK (XX')
- ZOI EXISTING ZONE OF INFLUENCE
- TOS EXISTING TOP OF SLOPE
- X EXISTING WIRE FENCE
- EXISTING ROCK WALL
- E EXISTING ELECTRIC MANHOLE
- D EXISTING DRAINAGE DRY-WELL
- S EXISTING SEWER MANHOLE
- T EXISTING TELEPHONE MANHOLE
- U EXISTING UTILITY MANHOLE
- EXISTING GUY WIRE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING CURB STOP
- EXISTING GAS METER
- EXISTING ELECTRIC TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING TELEPHONE PEDESTAL
- EXISTING CATV PEDESTAL
- EXISTING SEWER CLEANOUT
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING STORM INLET

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Know what's **below.** **Call** before you dig.

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS
502 MAIN STREET
CARBONDALE, CO 81623
(970) 704-0311
FAX: (970)-704-0313

DESIGNED BY		
DRAWN BY		
CHECKED BY		
DATE:	02-19-2020	
JOB NO.	19237	

CARBONDALE CENTER
CARBONDALE, COLORADO

WORKING DRAWING

DATE	REVISION

TITLE
EXISTING CONDITIONS: WORKING

DRAWING NO.
EX-1.010

G:\2019\19237\CIVIL\CIVIL DWGS\XREFS\SURVEY-SOPRIS\19237-BASE-LOD.DWG - Feb 19, 2020 - 9:42am

EXHIBIT E: ENGINEERING LETTER

April 6, 2020

Carbondale Center
414 AABC Unit A
Aspen, CO 81611
Soderquist.Riley@gmail.com
jschrager91@gmail.com

RE: Sopris Shopping Center - Highway 133 & Colorado Ave, Carbondale, CO – Rezoning
SE Job # 19237

Jack & Riley,

Sopris Engineering, LLC (SE) has prepared the following Engineering Letter for the Rezoning submittal for the proposed Sopris Shopping Center re-development (site) in Carbondale, CO.

The subject property (site) is located directly north of Colorado Avenue, east of State Highway 133, and west of 12th street. The parcel area is approximately 4.16 acres. The current site includes the Sopris Shopping Center retail and the Sopris Self Storage.

The proposed development includes a commercial and residential mixed use building on the west side adjacent to Highway 133, and a new mini storage building in the center of the site. The existing shopping center improvements will be removed and the existing mini storage will remain. The proposed improvements are shown on the Neo Architect's Site Plan.

Access

The Colorado Department of Transportation (CDOT) and the Town of Carbondale adopted a State Highway 133 Access Control Plan (ACP) in 2013. The ACP was created with input from the property owners directly adjacent to the Highway, design professionals, and the overall community. The development picture and the goals for access captured the intent for access at that point in time. This provides a guideline for considering future development.

From this we can identify two primary goals that should be considered when considering future development. The first is that safe access is provided to all properties. The second is that accesses be combined where possible to eliminate the number of intersections and conflict points.

Existing:

The Sopris Shopping center has an existing access off of Colorado Avenue from the south which is currently a right-in/right-out (RIRO) access (ACP access #28). The site has a second access to Highway 133 from the northwest corner of the site (ACP #26), which is currently a full movement intersection. Both of these accesses have been identified to be closed in the ACP and replaced with new intersections. The proposed site accesses are discussed below, and the extracted CDOT ACP plan pages pertaining to this development are attached to this letter.

The Sopris self storage has an existing access on Colorado Avenue from the south, and has a gated emergency access from the northeast corner of the site with access to 12th Street.

Proposed:

This proposed development proposes that Colorado Avenue (ACP #28) remain open and functioning as a RIRO intersection. Access # 26 will be removed and replaced with Access # 87, a ¾ movement (no left out) intersection, which will be shared with the adjacent property to the north. The ACP plan identifies a new access # 89 just north

of Colorado Avenue which would be a right-in only access into this site. This access is not proposed with this development.

Colorado Avenue Access # 28:

Note that the closure of Colorado was considered in the ACP which was completed before the roundabout at Main Street was designed and constructed. Colorado Avenue was thought to be too close to a roundabout at Main Street. During final design of the roundabout it was determined that Colorado Avenue would function as a right-in right-out intersection. The intersection of Colorado Ave has continued to function well with the roundabout in place.

Closure of Colorado was also considered when a direct connection was part of a larger development plan at access #87 which was a direct connection to 12th Street and Colorado Avenue. This development proposal is no longer being considered.

As stated above the ACP provides a guideline for consideration of future development. With this development and with the recent development proposed on the south side of Colorado Avenue / Highway 133 (Sopris Lofts), it has become clear that Colorado Avenue should remain open and function in the current right-in/right-out (RIRO) configuration. Beyond the intersection location Colorado Avenue provides a truck route off of Main street, and provides a direct and safe access to many parts of town.

Access #87:

The ACP proposes a new ¾ movement access # 87 on the north end of this site which will replace the existing full movement # 26. This access is currently proposed as a shared intersection with the Summers Architectural Molding parcel north of this site. Access #87 would close the southern access to the Summers parcel (ACP #24). The goal of Access #87 is to also close access #22 on the north side of the Summers parcel, but this access currently serves the ET plaza industrial center. If Access #87 is constructed now, it provides for the future closure of access #22 if and when the parcels north of this site redevelop.

Note that the Summers parcel or the ET Plaza are not being considered for redevelopment at this time. Agreements are not in place to ensure access #87 is feasible, but this item will be determined as a part of the major site plan application. If shared access is not feasible with the adjacent property owner, the site will be reconfigured, and the access intersection will be reconfigured on the site.

With any development proposal our plan will comply with the primary goals of the ACP. The development intersections will provide for safe access considering the future build out, and the development is working to consolidate intersections.

CDOT Access Permit:

An access permit will be required and will be applied for during the Major Site Plan approval process. As a part of the access permit, a detailed traffic study will be prepared which will include traffic counts, and analysis of the existing, propose, and future traffic conditions. The traffic study will demonstrate safe and adequate access is provided. The development team will coordinate directly with CDOT and the Town of Carbondale during this process, and will consider the 2013 ACP plan and the amendments appropriate for the current onsite and offsite development proposals.

Emergency Access

The site will have good emergency access from Colorado Avenue and from State Highway 133. SE will coordinate with the Carbondale Rural and Fire Protection District during the Major Site Plan approval process to discuss access, staging, and fire protection hydrant and connection requirements.

Parking

Refer to the Neo Architect's site plan for concept parking layout and numbers. The site parking will be detailed for Major Site Plan. The parking for the mixed use will consider reductions for mixed use and access to multi modal transit as allowed in the Town of Carbondale Unified Development Code (UDC).

Grading & Drainage

SE will prepare a detailed grading and drainage plan for the Major Site Plan submittal. The primary drainage criterion within the Town of Carbondale includes detaining/retaining stormwater runoff onsite such that post development runoff rates exiting the site do not exceed historic levels. The site will comply with the Town of Carbondale code requirements for grading and drainage.

Storm water runoff will be routed on the surface via sheet flow and in drainage swales, and then will be routed in storm sewer pipes to the underground retention / infiltration system(s). Existing stormwater improvements within the shopping center will be removed or relocated. The existing stormwater infrastructure in the mini storage area will remain and will be added to as necessary. As a clear drainage path downstream is not available, this site will at a minimum retain the pre-post difference for the 10 year 1 hour storm event. Calculations will be provided for the Major Site plan submittal.

Utilities

The existing site utilities are shown on existing condition base map. Based on our research to date, and because all existing utilities serve the property, it is our understanding that all utilities have capacity and will serve the proposed site. Proposed utility improvements are discussed here and will be detailed for the Major Site Plan submittal. We also will coordinate with the utility providers and obtain will serve letters from each one.

Water System

The existing water main line is in Colorado Ave and on the west side along the Highway 133 frontage. It appears that two existing water services serve the Sopris Shopping center; one service is on the south end of the building and one extends to the northwest corner of the building. We anticipate that both services will be abandoned according to the Town's rules and regulations. The existing mini storage water service will remain.

The proposed buildings will each have a new water service tap on the main line. The water service size and location will be coordinated with domestic water service and fire sprinkler system demands. SE will coordinate the water service location with the Town of Carbondale and the building MEP Engineer's design. SE will also coordinate any new or relocated fire hydrant locations with Carbondale Fire and with the Town of Carbondale. With the new access location at the northwest corner of the site, an existing fire hydrant will need to be relocated.

Sanitary Sewer

Per the existing locates, an existing sanitary sewer main exists on the north side of Colorado Avenue and is onsite in the southwest corner of the property. This main line appears to serve the existing mini storage, and may also serve the south end of the Sopris Shopping center. This sewer main line in Colorado Ave is in additional to the 12" interceptor main line on the south side of Colorado Ave. The Town also has the main interceptor on the east side

of Highway 133. Our survey shows two service lines for the shopping center; the first extends onsite from a manhole in the center of the Highway 133 frontage, and a second service line extends from a manhole near the northwest corner of the property.

The proposed mixed use building and the new mini storage building will have a new service extended to it. SE will coordinate the sewer service location and size with the Town of Carbondale and the building MEP Engineer's design. We will reuse the existing main service line that extends onto the shopping center site if possible.

Electric/ Telephone/Cable

According to section 6.2.12 of the Carbondale Unified Development code (UDC) all onsite above ground utility lines shall be placed below ground.

The site currently has above ground utilities along the Colorado Ave. street frontage, along the northern half of the Highway 133 frontage, and extending north onsite from Colorado Avenue in between the existing shopping center and the mini storage buildings.

The full extent of the burial of the existing power lines has not been determined at this point. At a minimum the onsite overhead utilities will be buried. The Highway 133 overhead utilities will likely be buried to a point near the northwest corner of the site. The Colorado Avenue overhead utilities will also be buried to a point near the southeast corner of the property near 12th street. Both of the street frontage burial projects are contingent on coordination with the utility providers, as they may have reason that above ground utilities cannot be buried. SE will coordinate with the utility providers for the Major Site Plan process.

Proposed electric, telephone, and cable will be served from either the south or from the west from the existing utilities main lines. SE will coordinate transformer, meter, & pedestal locations with the building and site designers along with the utility providers. .

Gas

Per the utility locates and the field survey, existing natural gas is within the property along the highway 133 right of way and is also along the western half of the Colorado Ave street frontage. Per previous coordination with Black Hills Energy the natural gas utility, the line along 133 is a 3" steel main line. The line is greater than 10 feet in the property line. SE will coordinate with the design team and the utility provider to determine if re-location is necessary for this main line. SE will also coordinate the gas service location if it is required to service either new building.

Irrigation Water

We understand that irrigation water is not available in this part of Carbondale.

Conclusion

The proposed site has access, utilities are onsite or directly adjacent to the site, the site grading and drainage will fit within the property.

If you have any questions or need any additional information, please call.

Sincerely,
Sopris Engineering, LLC

Yancy Nichol, P.E.
Principal

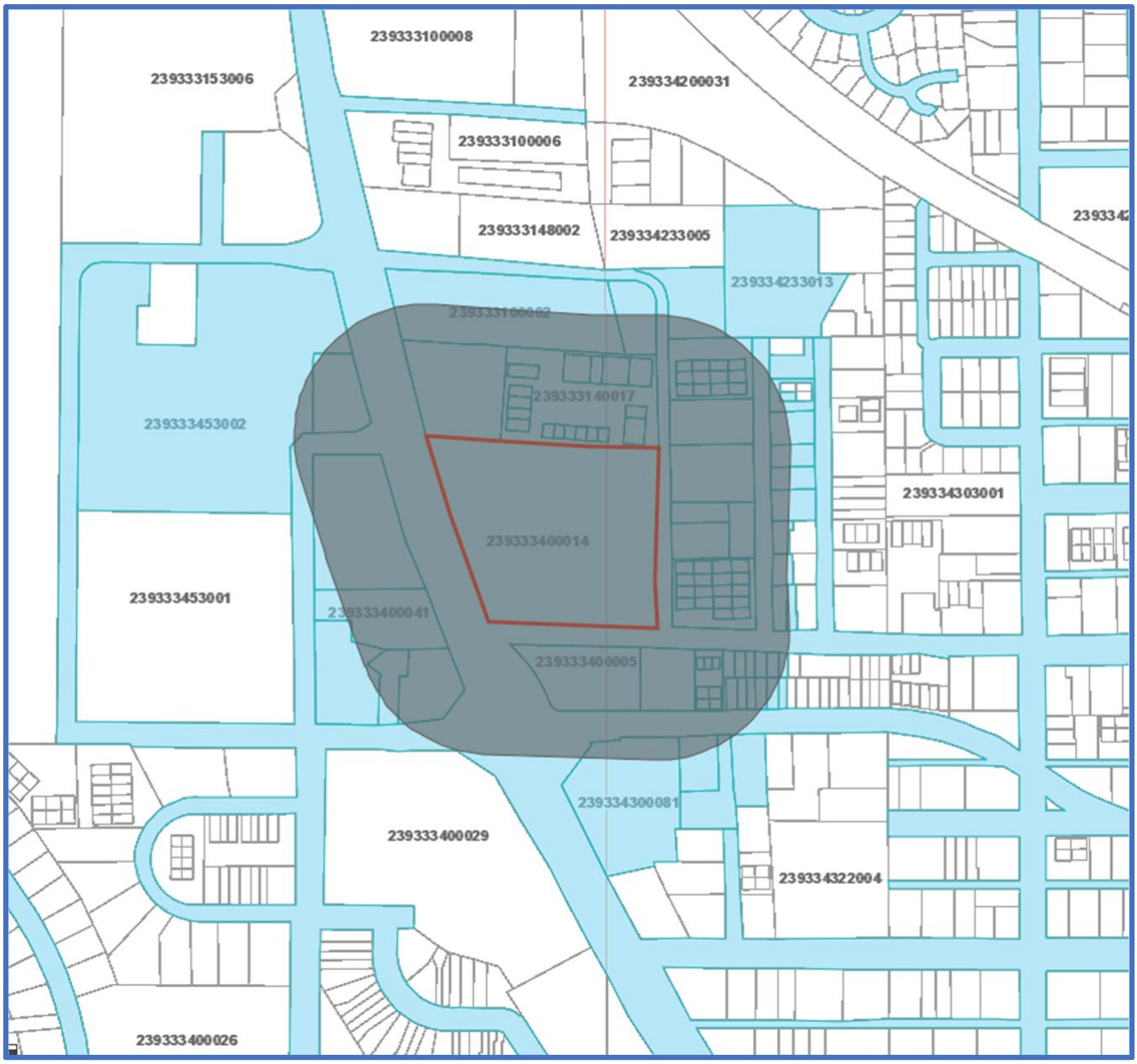
EXHIBIT F: LIST OF NEIGHBORING PROPERTY OWNERS

Garfield County

Garfield County Land Explorer

Garfield County, Colorado





Garfield County Land Explorer

Printed by Web User

1 inch = 376 feet

1 inch = 0.07 miles

0 0.05 0.1 0.2 Miles

Garfield County Colorado

Garfield County www.garfield-county.com Colorado

Disclaimer

This is a compilation of records as they appear in the Garfield County Offices affecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein contained.

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Printed: 8/28/2019 at 11:40:36 AM

Parcel	Physical Address	Owner	Account Num	Mailing Address
239333100002	888 133 HWY CARBONDALE	NATIONAL PROPANE, L P	R340807	PO BOX 798 VALLEY FORGE, PA 19482-9908
239333100003	890 133 HWY CARBONDALE	SUMMERS, MARK EDWARD	R340867	894 HWY 133 CARBONDALE, CO 81623-1542
239333140001	898 133 HWY #101 CARBONDALE	MONKEY HOUSE CARBONDALE LLC	R007871	898 HIGHWAY 133 UNIT 101 CARBONDALE, CO 81623
239333140002	133 HWY CARBONDALE	WISNIEWSKI, PRZEMYSLAW & ALDONA	R007872	355 PITKIN IRON ROAD ASPEN, CO 81611
239333140003	133 HWY CARBONDALE	MITCHELL, JOEL	R007873	0898 HIGHWAY 133 STE 103 CARBONDALE, CO 81623
239333140004	898 133 HWY #104 CARBONDALE	TGH PROPERTIES LLC	R007874	0898 HIGHWAY 133, SUITE 104 CARBONDALE, CO 81623
239333140006	133 HWY CARBONDALE	CRYER, BARRY ARTHUR	R007876	898 HWY 133, STE 301 CARBONDALE, CO 81623
239333140007	133 HWY CARBONDALE	CRYER, BARRY ARTHUR	R007877	898 HIGHWAY 133 SUITE #301 CARBONDALE, CO 81623
239333140008	133 HWY CARBONDALE	HEUER, THOMAS	R007878	0898 HIGHWAY 133 #104 CARBONDALE, CO 81623
239333140009	898 133 HWY #304 CARBONDALE	COWGIRL, A COLORADO LIMITED LIABILITY COMPANY	R007879	40 OAK RUN CARBONDALE, CO 81623
239333140010	898 133 HWY CARBONDALE	TEKG, LLC	R007880	189 N 7TH ST CARBONDALE, CO 81623
239333140011	898 133 HWY CARBONDALE	VARGAS, ROBERTO	R007881	723 BURNING MOUTAIN AVE NEW CASTLE, CO 81647
239333140012	133 HWY CARBONDALE	SHAVER, GEORGE W	R007882	1836 MIDLAND AVENUE GLENWOOD SPRINGS, CO 81601
239333140013	898 133 HWY #402 CARBONDALE	DRIPS HOLDINGS LLC	R007883	898 HIGHWAY 133 SUITE 403 CARBONDALE, CO 81623
239333140014	898 133 HWY #403 CARBONDALE	DRIPS HOLDINGS LLC	R007884	898 HIGHWAY 133 SUITE 403 CARBONDALE, CO 81623
239333140015	133 HWY CARBONDALE	YOUNG, CASEY & RUTH	R007885	PO BOX 820 CARBONDALE, CO 81623
239333140016	898 133 HWY #900 CARBONDALE	PNN LAND AND HOME, LLC	R007886	PO BOX 1329 GLENWOOD SPRINGS, CO 81602
239333140017	133 HWY CARBONDALE	E T PLAZA INDUSTRIAL PARK PLANNED COMMUNITY ASSOC	R007887	0898 HIGHWAY 133 CARBONDALE, CO 81623
239333140018	181 12TH ST CARBONDALE	DURGIN COMMERCIAL CONDO, LLC	R083470	PO BOX 1690 CARBONDALE, CO 81623
239333140019	181 12TH ST CARBONDALE	202 INVESTMENTS LLC	R083471	185 N 12TH STREET CARBONDALE, CO 81623
239333400005	1201 COLORADO AVE CARBONDALE	1201 CO INVESTORS LLC	R340845	414 AABC UNIT A ASPEN, CO 81611
239333400006	Not available CARBONDALE	ANB BANK	R340869	3033 E 1ST AVENUE SUITE 305 DENVER, CO 80206
239333400014	958 133 HWY CARBONDALE	STEIN PROPERTIES LIMITED PARTNERSHIP	R340854	1624 W OLIVE AVENUE BURBANK, CA 91506-2459
239333400024	1329 MAIN ST CARBONDALE	1329 MAIN STREET LLC	R340875	6302 INDIAN CANYON DRIVE AUSTIN, TX 78746
239333400033	1337 106 COUNTY RD CARBONDALE	CRYSTAL RIVER MARKETPLACE LLC	R341206	813 LAKESIDE DRIVE CARBONDALE, CO 81623
239333400041	985 133 HWY CARBONDALE	LUTTRELL, JAMES H REVOCABLE TRUST & LOEVA REVOCABLE TRUST	R590001	587 S 2ND STREET CARBONDALE, CO 81623
239333400042	1393 106 COUNTY RD CARBONDALE	CRYSTAL RIVER MARKETPLACE LLC	R590002	813 LAKESIDE DRIVE CARBONDALE, CO 81623
239333453002	905 133 HWY CARBONDALE	DILLON REAL ESTATE CO INC	R084076	1014 VINE STREET, 7 FLOOR CINCINNATI, OH 45202
239333453003	903 133 HWY CARBONDALE	DILLON REAL ESTATE CO INC	R084074	1014 VINE STREET, 7TH FLOOR CINCINNATI, OH 45202
239334233006	220 N 12TH ST CARBONDALE	JOINER REAL ESTATE LLC	R580164	78 UPLAND LANE CARBONDALE, CO 81623
239334233007	215 N 12TH ST CARBONDALE	FIRST AVENUE PROPERTIES OF MINNEAPOLIS LLC	R580165	320 MAIN STREET SUITE 300 CARBONDALE, CO 81623
239334233013	387 10TH ST CARBONDALE	STUDIO FOR ARTS + WORKS 2 LLLP	R083365	PO BOX 781 CARBONDALE, CO 81623
239334240001	202 12TH ST #101 CARBONDALE	FORREST, BARBARA A	R041556	90 NATHAN PATH CARBONDALE, CO 81623
239334240002	202 12TH ST #102 CARBONDALE	NEVAREZ-BURGUENO, FRANCISCO	R041557	1540 BARBER DRIVE CARBONDALE, CO 81623
239334240003	202 12TH ST #103 CARBONDALE	FORREST, TIMOTHY J	R041558	202 N 12TH STREET UNIT 103 CARBONDALE, CO 81623
239334240004	202 12TH ST #104 CARBONDALE	FORREST, TIMOTHY J	R041559	202 N 12TH STREET UNIT 103 CARBONDALE, CO 81623
239334240005	202 12TH ST #201 CARBONDALE	FORREST, BARBARA A	R041560	90 NATHAN PATH CARBONDALE, CO 81623
239334240006	202 12TH ST #202 CARBONDALE	EAGYE, ABIGAIL A & PRISCILLA P	R041561	PO BOX 6372 SNOWMASS VILLAGE, CO 81615
239334240007	202 12TH ST #203 CARBONDALE	FORREST, TIMOTHY J	R041562	202 W 12TH STREET UNIT 103 CARBONDALE, CO 81623
239334240008	202 12TH ST #204 CARBONDALE	FORREST, TIMOTHY J	R041563	202 W 12TH STREET UNIT 103 CARBONDALE, CO 81623
239334240009	202 12TH ST #301 CARBONDALE	FORREST, BARBARA A	R041564	90 NATHAN PATH CARBONDALE, CO 81623
239334240010	202 12TH ST #302 CARBONDALE	FORREST, BARBARA A	R041565	90 NATHAN PATH CARBONDALE, CO 81623
239334240011	202 12TH ST #303 CARBONDALE	FORREST, TIMOTHY J	R041566	202 W 12TH STREET UNIT 103 CARBONDALE, CO 81623
239334240012	202 12TH ST #304 CARBONDALE	FORREST, TIMOTHY J	R041567	202 W 12TH STREET UNIT 103 CARBONDALE, CO 81623
239334240013	202 12TH ST CARBONDALE	TWELFTH STREET CONDOMINIUMS INC	R041568	202 12TH ST CARBONDALE, CO 81623
239334268002	215 10TH ST CARBONDALE	MCCAUSLAND, SUSAN E	R041667	PO BOX 4314 BOULDER, CO 80306
239334300037	211 10TH ST CARBONDALE	CRYMBLE, ARLO DEAN	R340398	211 N 10TH STREET CARBONDALE, CO 81623
239334300038	207 10TH ST CARBONDALE	OLIVAS, MIGUEL & GUADALUPE	R340402	99 CLEAR WATER RD CARBONDALE, CO 81623-1503
239334300039	203 10TH ST CARBONDALE	MERRILL, LINDA C LIVING TRUST	R340346	2354 D ARONIMINK CIRCLE FAYETTEVILLE, PA 17222
239334300045	178 12TH ST CARBONDALE	VARLEY, CAROLE A	R340600	PO BOX 284 CARBONDALE, CO 81623-0284
239334300046	188 12TH ST CARBONDALE	TWELFTH STREET HOLDINGS LLC	R340431	PO BOX 9553 ASPEN, CO 81612
239334300051	213 10TH ST CARBONDALE	GARVIK, KENNETH W REVOCABLE TRUST & GARVIK, ROBIN L REVOCABLE TRUST	R340200	424 STAGECOACH LANE CARBONDALE, CO 81623

Parcel	Physical Address	Owner	Account Num	Mailing Address
239334300071	1044 MAIN ST CARBONDALE	CS ASSOCIATES OF CARBONDALE, LLC	R580342	1230 IVY LANE CARBONDALE, CO 81623
239334300072	1048 MAIN ST CARBONDALE	ASPEN & PITKIN COUNTY, CITY OF	R580083	130 SOUTH GAENA ASPEN, CO 81611
239334300081	1000 133 HWY CARBONDALE	LAZY GLEN, INC	R580156	12144 E WELSH TRL SCOTTSDALE, AZ 85259-5118
239334300087	1197 MAIN ST CARBONDALE	1197 MAIN LLC	R008144	1197 MAIN STREET CARBONDALE, CO 81623
23933430C011	1023 MAIN ST CARBONDALE	CARBONDALE CROSSINGS LLC	R044996	811 MAIN COURT CARBONDALE, CO 81623
23933430C012	1029 MAIN ST CARBONDALE	CARBONDALE CROSSINGS LLC	R044997	811 MAIN COURT CARBONDALE, CO 81623
23933430C013	1035 MAIN ST CARBONDALE	1035 MAIN STREET LLC	R044998	495 TOMICHI TRAIL GUNNISON, CO 81230
23933430C014	1041 MAIN ST CARBONDALE	GOERNE, MICHAEL S	R044999	PO BOX 308 CARBONDALE, CO 81623
23933430C015	1047 MAIN ST CARBONDALE	KHAN, QAISAR M	R045000	891 14TH STREET UNIT 3002 DENVER, CO 80202
23933430C016	1053 MAIN ST CARBONDALE	CARR, ANDREW D & NANCY J	R045001	5877 SOUTH FOREST STREET GREENWOOD VILLAGE, CO 80121
23933430C022	1008 COLORADO AVE CARBONDALE	PFLUGER, DEBORAH K & BRADLEY J	R045007	2016 CERCA VIEJO WAY AUSTIN, TX 78746
23933430C023	1014 COLORADO AVE CARBONDALE	SOPRIS VIEW HOLDINGS II LLC	R045008	242 MAIN STREET CARBONDALE, CO 81623
23933430C024	1020 COLORADO AVE CARBONDALE	DEVENY, THOMAS CLIFFORD	R045009	52 MIDLAND POINT ROAD CARBONDALE, CO 81623
23933430C025	1026 COLORADO AVE CARBONDALE	JOHNSON, DAVID	R045010	PO BOX 430 CARBONDALE, CO 81623
23933430C026	1032 COLORADO AVE CARBONDALE	SOPRIS VIEW HOLDINGS II LLC	R045011	242 MAIN STREET CARBONDALE, CO 81623
23933430C028	Not available CARBONDALE	FIRST CITIZENS BANK & TRUST COMPANY	R045013	700 17TH STREET, SUITE 500 DENVER, CO 80202
23933430S001	184 N 11TH ST CARBONDALE	WRIGHT, TRACIE M & MARESH, KAREN	R083474	184 N 11TH STREET CARBONDALE, CO 81623
239334322003	1022 MAIN ST CARBONDALE	305-345 COLORADO AVE LLC & CLIFFORD CERISE RANCH CO LLLP	R340443	0175 COUNTY ROAD 105 CARBONDALE, CO 81623
239334350003	213 1/2 N 10TH ST #C CARBONDALE	LEWIS, DAVID E & NEWTON, MONA L	R340686	708 GRANT AVENUE LOUISVILLE, CO 80027
239334350005	213 1/2 N 10TH ST CARBONDALE	SOUTHVIEW CONDO ASSOCIATION, INC	R340931	PO BOX 1370 BASALT, CO 81621-1370
239334353001	1115 COLORADO AVE CARBONDALE	NEWELL CARBONDALE LLC	R340878	348 SOUTH WALNUT RIDGE COURT FRANKFORT, IL 60423
239334353002	1117 COLORADO AVE CARBONDALE	NEWELL CARBONDALE LLC	R340879	348 SOUTH WALNUT RIDGE COURT FRANKFORT, IL 60423
239334353003	1119 COLORADO AVE CARBONDALE	RAINBOW, VIKKI J	R340763	020 FOREST DRIVE CARBONDALE, CO 81623
239334353004	1121 COLORADO AVE CARBONDALE	NEWELL PROPERTIES LLC	R340764	348 S WALNUT RIDGE COURT FRANKFORT, IL 60423
239334353005	1123 COLORADO AVE CARBONDALE	SHANTEAU, CATHERINE J	R340765	410 N VALLEY ROAD SILT, CO 81652
239334353006	1125 COLORADO AVE CARBONDALE	FORBES, GREGORY A	R340766	350 GARFIELD AVENUE CARBONDALE, CO 81623
239334353007	Not available CARBONDALE	SOUTHVIEW II CONDO ASSOCIATION, INC	R340932	PO BOX 1219 BASALT, CO 81621-1219
239334353008	1127 COLORADO AVE CARBONDALE	NEWELL CARBONDALE LLC	R341030	348 SOUTH WALNUT RIDGE COURT FRANKFORT, IL 60423
239334353009	1129 COLORADO AVE CARBONDALE	NEWELL CARBONDALE LLC	R341031	348 SOUTH WALNUT RIDGE COURT FRANKFORT, IL 60423
239334353010	1131 COLORADO AVE CARBONDALE	CLARK, HAL	R341032	560 HIGHWAY 133 CARBONDALE, CO 81623
239334353011	1133 COLORADO AVE CARBONDALE	NEWELL CARBONDALE LLC	R341033	348 SOUTH WALNUT RIDGE COURT FRANKFORT, IL 60423
239334353012	1135 COLORADO AVE CARBONDALE	CLARK, HAL	R341034	560 HIGHWAY 133 CARBONDALE, CO 81623
239334353013	1137 COLORADO AVE CARBONDALE	FOUR RIVERS REAL ESTATE LLC	R341035	218 EAST VALLEY ROAD #208 CARBONDALE, CO 81623
239334353014	1139 COLORADO AVE CARBONDALE	BRYAN, SHEILA	R341036	PO BOX 976 ASPEN, CO 81612-0976
239334353015	1141 COLORADO AVE CARBONDALE	NEWELL CARBONDALE LLC	R341037	348 SOUTH WALNUT RIDGE COURT FRANKFORT, IL 60423
239334353016	1143 COLORADO AVE CARBONDALE	MCKINNEY, MARC C & SUSAN S	R341038	151 GLASSIER LANE CARBONDALE, CO 81623
239334353017	1145 COLORADO AVE CARBONDALE	MOODIE, DANICA MANNING & SUNDEEN, GENTIANA BLAESE	R341039	102 COYOTE CIRCLE CARBONDALE, CO 81623
239334353018	1147 COLORADO AVE CARBONDALE	PALOCHAK, AMBER KATE	R341040	1147 COLORADO AVENUE CARBONDALE, CO 81623
239334353019	1149 COLORADO AVE CARBONDALE	BRYAN, SHEILA	R341041	PO BOX 976 ASPEN, CO 81612-0976
239334361001	160 N 12TH ST CARBONDALE	ALMDIN HOLDINGS LLC	R580045	317 LAMPRECHT DRIVE CARBONDALE, CO 81623
239334361002	156 N 12TH ST CARBONDALE	ALMDIN HOLDINGS LLC	R580046	317 LAMPRECHT DRIVE CARBONDALE, CO 81623
239334361003	156 N 11TH ST CARBONDALE	PEREZ, REYES & SILVIA	R580047	PO BOX 1874 CARBONDALE, CO 81623-4874
239334363002	178 11TH ST CARBONDALE	LORD, KYLE & RAYES, EMILY	R580110	3153 EASTWOOD COURT BOULDER, CO 80304
239334372001	1033 COLORADO AVE CARBONDALE	COOK, KATHERINE S	R580230	1033 COLORADO AVENUE CARBONDALE, CO 81623
239334372002	1023 COLORADO AVE CARBONDALE	POH FAMILY TRUST	R580231	665 E COOPER ASPEN, CO 81612
239334394001	1136 COLORADO AVE CARBONDALE	FULTON, COLBY JUNE	R042423	671 NORTHBRIDGE DRIVE CARBONDALE, CO 81623
239334394002	1134 COLORADO AVE CARBONDALE	CLANCY PROPERTIES, LLC	R042424	4269 FRYING PAN ROAD BASALT, CO 81621
239334394003	1132 COLORADO AVE CARBONDALE	CLANCY PROPERTIES, LLC	R042425	4269 FRYING PAN ROAD BASALT, CO 81621
239334394004	1131 MAIN ST CARBONDALE	BRAVO INC	R042426	PO BOX 1922 CARBONDALE, CO 81623
239334394005	1129 MAIN ST CARBONDALE	PAZDERA, ANDREA LAURA	R042427	PO BOX 890 CARBONDALE, CO 81623
239334394006	1135 MAIN ST CARBONDALE	BOYLES, JAMES K III	R042428	1193 MAIN STREET CARBONDALE, CO 81623
239334394007	1133 MAIN ST CARBONDALE	HUDSON, KATHERINE K	R042429	PO BOX 956 CARBONDALE, CO 81623
239334394008	Not available CARBONDALE	BRAEBURN BUILDING CONDOMINIUM ASSOC INC	R042430	1135 MAIN ST CARBONDALE, CO 81623

EXHIBIT G: CDOT ACCESS CONTROL PLAN

Figure 13. Recommended access locations (Sheet 3 of 7)

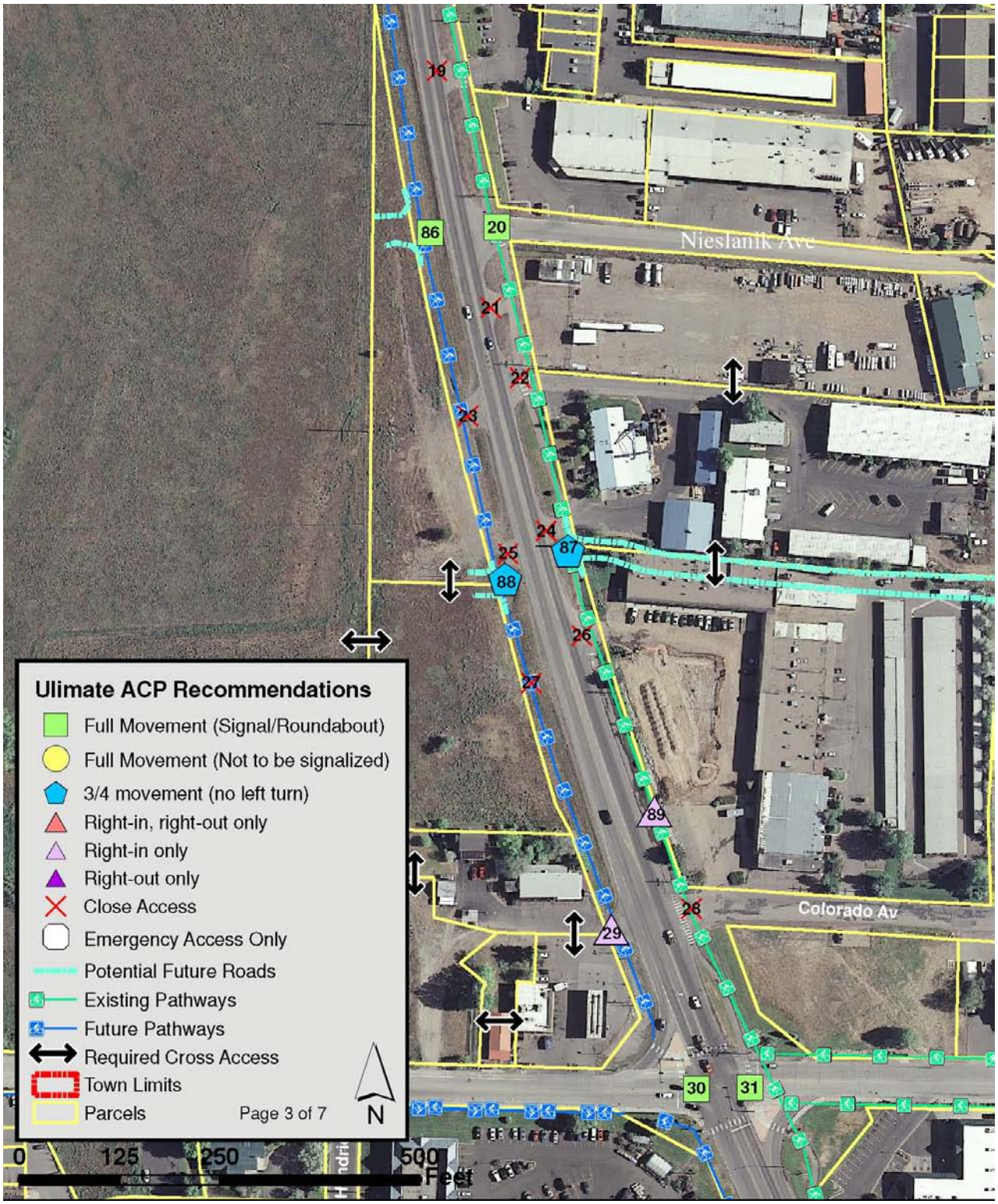


EXHIBIT H: APPLICATION FORM

Town of Carbondale
511 Colorado Ave
Carbondale, CO 81623
(970)963-2733

Pre-Application Meeting Date_____
Fees_____Date Pd_____

Land Use Application

PART 1 – APPLICANT INFORMATION

Applicant Name: Carbondale Center Place LLC Phone: 402-681-2415

Applicant Address: 414 AABC Unit A Aspen, CO 81611

E-mail: Jack@logeproperties.com

Owner Name: Stein Properties, LP Phone: 818-631-3694

Address: 1624 W Olive Avenue Burbank, California 91506

E-mail:

Location of Property: provide street address and either 1) subdivision lot and block; or 2) metes and bounds:

1201 Colorado Ave & 900-958 Highway 133

PART 2 – PROJECT DESCRIPTION

General project description:

General rezoning of western portion of property to mixed use while rezoning eastern portion to C/T

Size of Parcel: 3.94 # Dwelling Units: MU: 76; C/T: 0 Sq Ftg Comm: MU: ~10,000; C/T: ~51,000

Type of Application(s): General Rezoning

Existing Zoning: PC & PUD *Proposed Zoning:* MU & C/T

PART 3 – SIGNATURES

I declare that I have read the excerpt from the Town of Carbondale Municipal Code Article 8 Land Use Fees. I acknowledge that it is my responsibility to reimburse the Town for all fees incurred as a result of this application.

I declare that the above information is true and correct to the best of my knowledge.

Jack Schrager
Applicant Signature

3/31/20
Date

Signature of all owners of the property must appear before the application is accepted.

Owner Signature, CEO 4/3/20
Owner Signature Date

Owner Signature Date

STATE OF COLORADO)
) ss.
COUNTY OF GARFIELD)

The above and foregoing document was acknowledged before me this 5th day of APRIL 2020, by MOLLY SICILIANO.

Witness my hand and official
My commission expires: SEE ATTACHED

Molly Siciliano
Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
CIVIL CODE § 1189

State of California
County of LOS ANGELES

On APRIL 5, 2020 before me, MOLLY SICILIANO,
Date *Name and Title of the Officer*

personally appeared THOMAS D. SICILIANO JR.,
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MOLLY SICILIANO
Notary Public - California
Los Angeles County
Commission # 2257906
My Comm. Expires Sep 30, 2022

Place Notary Seal Above

Signature: Molly Siciliano
Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: LAND USE APP Document Date: 3/31/20

Number of Pages: 1 Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name:
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other:
Signer Is Representing:

Signer's Name:
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other:
Signer Is Representing:

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EXHIBIT I: STATEMENT OF AUTHORITY

STATEMENT OF AUTHORITY
(CRS 38-30-172)

1. This Statement of Authority relates to an entity named Carbondale Center Place LLC.

2. The type of entity is a limited liability company.

3. The entity is formed under the laws of the State of Colorado.

4. The mailing address for the entity is: 414 AABC, Unit A, Aspen, CO 81611.

5. The name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is:

   Riley Soderquist, as Authorized Signatory

6. The authority of the foregoing person(s), acting individually, to bind the entity is limited as follows:

   The execution of any land use applications, documents or agreements required in connection with the submission of any land use or development application to the Town of Carbondale for the project known as Carbondale Center Place.

7. This Statement of Authority amends and supersedes in all respects any prior Statement of Authority executed on behalf of the entity.

Executed this 3 day of April 2020.

Carbondale Center Place LLC, a
Colorado limited liability company

By: _____
Riley Soderquist, Authorized Signatory

[acknowledgement follows]

STATE OF COLORADO)
) ss.
COUNTY OF Pitkin)

The foregoing instrument was acknowledged before me this 3RD day of April, 2020, by Riley Soderquist as Authorized Signatory of Carbondale Center Place LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: January 04 2021

JOCELYN BRACAMONTES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174000416
MY COMMISSION EXPIRES JANUARY 04, 2021

Notary Public

EXHIBIT J: PROOF OF OWNERSHIP (DEED)

Filed for record the_____day of_____,
Reception No._____

513865 09/19/1997 02:55P B1034 P855 319
1 of 2 R 11.00 D 0.00 N 0.00 GARFIELD CLERK

80-

ECORDER.
Y.

QUIT CLAIM DEED

RECORDER'S STAMP

THIS DEED, Made this day of August 1997,

between
ADELE G. STEIN, TRUSTEE FOR THE ADELE G. STEIN TRUST

of the County of and State of
California
//////
Colorado, of the first part, and
STEIN PROPERTIES, L.P., A CALIFORNIA LIMITED PARTNERSHIP

whose legal address is C/O RONALD B. STEIN, M.D., 1624 W. OLIVE AVE., BURBANK, CA 91506-24
of the County of and State of ~~Colorado~~ //////, of the second part: 95

WITNESSETH, That the said party of the first part, for and in consideration of the sum of $10.00

TEN DOLLARS

to the said part(ies) of the first part in hand paid by the said part(ies) of the second part, the receipt whereof is hereby confessed and acknowledged, has remised, released, sold conveyed and QUIT CLAIMED, and by these presents do(es) remise, release, sell, convey and QUIT CLAIM unto the said part(ies) of the second part, (their) heirs, successors and assigns, forever, all the right, title, interest, claim and demand which is said part(ies) of the first part ha(s) in and to the following described lot or parcel of land situate, lying and being in the County of GARFIELD and State of Colorado, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF:

also known as street and number GARFIELD COUNTY

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the said part(ies) of the first part, either in law or equity, to the only proper use, benefit and behoof of the said part(ies) of the second part, (their) heirs and assigns forever.

IN WITNESS WHEREOF, The said part(ies) of the first part ha(s) hereunto set their hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Ronald B Stein (SEAL)
~~ADELE G. STEIN~~, TRUSTEE FOR THE ADELE G. STEIN TRUST RONALD B. STEIN

_____ (SEAL)

_____ (SEAL)

STATE OF ~~COLORADO~~ CALIFORNIA
County of Los Angeles } ss

The foregoing instrument was acknowledged before me this day of 31st ~~August~~ July 1997,

by ~~ADELE G. STEIN~~, TRUSTEE FOR THE ADELE G. STEIN TRUST
RONALD B. STEIN

My commission expires June 9, 2000 ,19 .Witness my hand and official seal.

Victoria M. Lewis
Notary Public

LAND TITLE GUARANTEE COMPANY
3033 EAST FIRST AVE. #600
DENVER, COLORADO 80206

222454

LAND TITLE
Escrow # COMPUTER QUIT CLA GIF222454

Return To: Ronald B. Stein
1624 W. Olive Avenue
Burbank, CA 91506-2495

VICTORIA M LEWIS
Commission #1100066
Notary Public — California
Los Angeles County
My Comm. Expires Jun 9, 2000

513865 09/19/1997 02:55P B1034 P856 319
2 of 2 R 11.00 D 0.00 N 0.00 GARFIELD CLERK

EXHIBIT A

PARCEL A:

PARCEL OF LAND IN THE TOWN OF CARBONDALE, COUNTY OF GARFIELD, STATE OF COLORADO, SITUATED IN LOT 9 OF SECTION 33, AND IN LOT 12 OF SECTION 34, ALL IN TOWNSHIP 7 SOUTH, RANGE 88 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHENCE THE SURVEY MONUMENT LOCATED AT THE INTERSECTION OF EIGHTH STREET AND MAIN STREET IN THE TOWN OF CARBONDALE, COLORADO BEARS: SOUTH 00 DEGREES 03'00" WEST 598.17 FEET AND SOUTH 89 DEGREES 57'00" EAST 858.35 FEET;
THENCE NORTH 80 DEGREES 09'00" WEST 119.67 FEET ALONG A FENCE AS CONSTRUCTED AND IN PLACE;
THENCE NORTH 06 DEGREES 15'00" EAST 88.16 FEET;
THENCE SOUTH 89 DEGREES 15'35" WEST 171.98 FEET;
THENCE NORTH 02 DEGREES 52'30" EAST 145.93 FEET;
THENCE SOUTH 87 DEGREES 13'11" EAST 261.58 FEET;
THENCE SOUTH 02 DEGREES 48'00" EAST 239.23 FEET TO THE POINT OF BEGINNING.

PARCEL B:

PARCEL OF LAND IN THE TOWN OF CARBONDALE, COUNTY OF GARFIELD, STATE OF COLORADO, SITUATED IN LOT 9 OF SECTION 33, AND IN LOT 12 OF SECTION 34, ALL IN TOWNSHIP 7 SOUTH, RANGE 88 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LYING EASTERLY OF THE EASTERLY RIGHT OF WAY LINE THE COLORADO STATE HIGHWAY NO. 133 AND NORTHERLY OF THE STREET KNOWN AS COLORADO AVENUE (EXTENDED) IN THE TOWN OF CARBONDALE, SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID HIGHWAY WHENCE THE SURVEY MONUMENT LOCATED AT THE INTERSECTION OF EIGHTH STREET AND MAIN STREET IN THE TOWN OF CARBONDALE, COLORADO BEARS: SOUTH 00 DEGREES 03'00" WEST 466.27 FEET AND SOUTH 89 DEGREES 57'00" EAST 1231.69 FEET;
THENCE NORTH 21 DEGREES 10'20" WEST 119.68 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID HIGHWAY;
THENCE NORTH 19 DEGREES 35'00" WEST 138.70 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID HIGHWAY;
THENCE NORTH 17 DEGREES 21'30" WEST 186.63 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID HIGHWAY;
THENCE SOUTH 86 DEGREES 24'00" EAST 507.29 FEET;
THENCE SOUTH 02 DEGREES 48'00" EAST 18.06 FEET;
THENCE NORTH 87 DEGREES 13'11" WEST 261.58 FEET;
THENCE SOUTH 02 DEGREES 52'30" WEST 145.93 FEET;
THENCE NORTH 89 DEGREES 15'35" EAST 171.98 FEET;
THENCE SOUTH 06 DEGREES 15'00" WEST 88.16 FEET;
THENCE SOUTH 80 DEGREES 09'00" EAST 119.67 FEET;
THENCE SOUTH 02 DEGREES 48'00" EAST 34.87 FEET;
THENCE SOUTH 02 DEGREES 02'00" WEST 110.00 FEET TO A POINT ON THE NORTHERLY LINE OF COLORADO AVENUE (EXTENDED);
THENCE NORTH 87 DEGREES 58'00" WEST 371.49 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF COLORADO AVENUE (EXTENDED) TO THE POINT OF BEGINNING.

COUNTY OF GARFIELD
STATE OF COLORADO ===

EXHIBIT K: OWNER AUTHORIZATION

March 31, 2020

Janet Buck, Director
Town of Carbondale Planning Department
511 Colorado Ave.
Carbondale, CO 81623

RE: Sopris Shopping Center & Sopris Self Storage Rezoning

This letter authorizes Jack Schrager and Riley Soderquist of Carbondale Center Place LLC to pursue and submit a land use application for the above referenced property and known as 1201 Colorado Ave., Carbondale, CO 81623. This letter also authorizes Mark Chain of Mark Chain Consulting, LLC to represent the owner and the applicant during any discussion in the land use and review process.

Sincerely

Stein Properties, LP

By: _____

Name: THOMAS D. SICILIAN JR.

Title: CFO, Blyco Realty, General Partner

Stein Properties, LP
1624 W Olive Avenue
Burbank, California 91506-2459

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
CIVIL CODE § 1189

State of California
County of LOS ANGELES

On APRIL 5, 2020 *Date* before me, MOLLY SICILIANO *Name and Title of the Officer*,

personally appeared THOMAS D. SICILIANO, JR. *Name(s) of Signer(s)*,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MOLLY SICILIANO
Notary Public - California
Los Angeles County
Commission # 2257906
My Comm. Expires Sep 30, 2022

Place Notary Seal Above

Signature: Molly Siciliano
Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Letter Re: landuse app Document Date: 3/31/20

Number of Pages: 1 Signer(s) Other Than Named Above: none

Capacity(ies) Claimed by Signer(s)

Signer's Name:
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other:
Signer Is Representing:

Signer's Name:
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other:
Signer Is Representing:

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EXHIBIT L: REZONING CHECKLIST

Town of Carbondale
Rezoning Checklist

(970) 963-2733

Project Name:	
Applicant:	Carbondale Center Place LLC
Applicant Address:	414 Aspen Airport Business Center Unit A Aspen, CO 81611
Location:	900 - 958 Hy 133 and 1201 Colorado Ave
Date:	April 6, 2020
Staff Member:	

Section 2.3 of the UDC requires a pre-application meeting with planning staff prior to submittal of a land use application.

Per Section 2.3.2.B of the UDC, the Planning Director shall determine the form and number of application materials required.

Required Attachments

☒ Filing Fee of $600 **and Land Use Application (separate attachment)**

☒ a. The application for a rezoning shall include:

i. A site plan showing the footprint of all buildings, parking configuration, location of all utilities and easements, and other details demonstrating conformance with all regulations and development standards applicable to the proposed zoning district;

ii. A written statement justifying why the proposed zoning fits in with the surrounding neighborhood and why the proposed zoning is more appropriate for the property than the existing zoning;

iii. A list of all property owners within 300 feet;

iv. A map showing adjoining zoning districts within 300 feet; and

v. Proof of ownership.

b. The applicant shall submit to the Director any other information required in the appropriate application as provided by the Director along with any information identified in the pre-application meeting and all required information stated elsewhere in this Code for an amendment to the zoning map.

c. If a proposal requires a permit or approval from any county, state, or federal agency, the applicant shall submit to the Director a duplicate of any required application at the same time that it is submitted to the other agency or a minimum of 14 days prior to any hearing related to such county, state, or federal permit, whichever occurs first.

☒ Additional information requested at the pre-application meeting:

Carbondale Center Place LLC
414 Aspen Airport Business Center, Unit A
Aspen, CO 81611

July 8, 2020

Board of Trustees of the Town of Carbondale
Town of Carbondale
511 Colorado Avenue
Carbondale Colorado, 81623

Members of the Board of Trustees of Carbondale:

We decided to split our redevelopment application into two steps to allow us to collect feedback from the Town and its constituents before committing significant time and resources to a development plan. We are currently pursuing a rezoning in anticipation of a subsequent Major Site Plan and Sub-Division Exemption application for a project that will adhere to the Town's Unified Development Code ("UDC") and Comprehensive Plan ("Comp Plan"). We have discussed our plans with several neighboring property owners and received feedback from Staff and the Planning & Zoning Commission ("P&Z"). Ahead of our Board of Trustees hearing on July 14, 2020, we would like to provide you with a brief summary of our P&Z meeting (6/11/20) and our interim progress.

Our P&Z hearing was lively and constructive. The Commission expressed enthusiasm for the project and also suggested several ideas for improvement:

- Moving the open space closer to the building to improve accessibility for residents and retail customers
- Reducing the length of the building along Highway 133
- Creating a buffer between the residential units facing Highway 133 and the bike path & Highway including limiting direct connections with the bike path

We are working diligently to address these items, all of which were first identified by Janet in the Staff report, and believe that doing so will lead to a much better project.

P&Z recommended approval of our rezoning request by a vote of 5-1 and added a condition of approval stating, "final approval of the rezoning is contingent upon approval of the Subdivision and Major Site Plan Review". The dissenting vote came from the Chair, who believed that this added condition was too onerous. We respectfully agree with the Chair and ask that the Board of Trustees consider removing this condition for the following reasons:

- We believe that our plan meets the rezoning approval criteria in section 2.4.2.C.3.b of the UDC, which are shown below. For a detailed discussion of these items, please see pages 12-16 of our rezoning application.
    - The amendment will promote the public health, safety, and general welfare

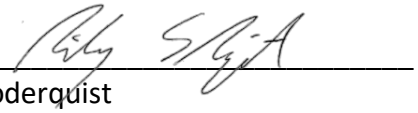
    - The amendment is consistent with the Comprehensive Plan and the purposes stated in this Unified Development Code
    - The amendment is consistent with the stated purpose of the proposed zoning district(s)
    - The amendment is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated
    - The amendment is not likely to result in material adverse impacts to other property adjacent to or in the vicinity of the subject property
    - Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development
- The proposed zone districts (MU and C/T) match up well with the Comp Plan and would eliminate a PUD
- The resources and time required to produce a quality Major Site Plan are substantial. The UDC and Comp Plan compensate for this issue by clearly outlining the Town's goals and looking favorably upon development plans that do not require variances. This additional condition of approval creates uncertainty and burden because there is no path to a by-right development (zoning would not be granted in advance of Major Site Plan submission)

As discussed in the opening paragraph of this letter, we decided to pursue a rezoning before submitting a Major Site Plan application to gather as much feedback as possible. We will integrate feedback from residents of Carbondale, Staff, P&Z and the Board of Trustees into our project design. We hope that our work on 1201 Main, in addition to the contents of this letter, shows that we care deeply about the Town of Carbondale and are committed to delivering a great project.

Best,



Jack Schrager
Partner



Riley Soderquist
Partner

Delete | Respond | Move | Tags | Editing

Tue 6/2/2020 10:11 AM

Tripp Sutro <tsutro@sopris.net>

Stein Mini Storage, Sopris Shopping center

To Mary Sikes

Cc mchain@sopris.net

You forwarded this message on 6/2/2020 10:16 AM.

To Whom it may concern,
I represent the ET Plaza, 0898 Hwy 133, and we share the north property line with the property being considered for rezoning. We would like to express a couple of minor concerns concerning this project; First, we would like to see a proper security fence installed along the entire property line. Second, there are many variations in grade along the property line so we would like this addressed, also proper drainage installed, as our property is currently on the lower grade.
Thank you for your attention to our concerns,

Tripp Sutro, President
ET PLaza HOA
0890 Hwy 133
Carbondale, Co. 81623

STEIN P.U.D.

June 19, 1989

C/1 - P.U.D.- Commercial/Retail/Wholesale

The permitted uses, density schedule, and supplementary requirements applicable to the C/1-P.U.D., commercial/retail/wholesale, zone district shall be as follows:

A. Permitted Uses:

1. Retail-wholesale:

Restaurant; bar; drygoods sales; foods sale; package liquor outlet; furniture store; appliance store; hardware store; automotive sales; vehicular equipment sales; sales of building materials and supplies, feed, plant materials and supplies, general merchandise; other retail sales; wholesale material sales; gasoline service stations.

2. Services:

Professional office, business office repair services, barbershop, beauty salon, self-service laundromat, photograph studio, art studio, tailor shop, mortuary, hospital, medical clinic, dental clcinic, financial institution, automotive repair shop, mini-storage warehouse

3. Manufacturing:

Cabin shop, printing and publishing shop, welding shop.

4. Accommodations:

Boardinghouse.

5. Other Uses:

Automobile parking area other than required off-street parking, membership club, places for amusement or recreation, meeting halls and rooms.

6. Residential:

Dwelling units above ground level in buildings containing any of the above uses.

7. Restriction of Permitted Use:

The site shall be restricted exclusively to the mini-storage use as approved by the PUD Zoning and PUD Site Plan. Upon the abandonment of the mini-storage use, the site shall revert to the standard permitted uses as defined in the then applicable Commercial/Retail/Wholesale,C/1 Zone District, as contained in the then current Zoning Ordinance of the Town of Carbondale, Colorado.

B. Permitted Densities:

1. Minimum lot size:

a. For commercial uses, six thousand square feet,
b. For residential uses, a minimum lot size of six thousand square feet, and in addition, a minimum of two thousand square feet for each dwelling unit.

2. Minimum lot width:

twenty-five feet.

3. Minimum lot depth:

fifty feet.

4. Minimum setback:

a. Interior lot, through lot:

None

b. Corner lot, reverse corner lot:

A triangular corner setback area measuring ten feet along each leg of an approximately equilateral triangle the apex of which shall be congruent with the property corner located at the intersection of the adjacent streets and which shall provide an unobstructed line of sight which shall extend at least ten feet vertically from the adjacent street grades, except for vegetation or structures not exceeding thirty inches in height.

c. Front, Side, and rear yard setback when adjacent to Colorado Highway No. 133

5. Lot coverage:

a. Principal building and areas covered with gravel or water impervious surfaces, ninety-five percent.

b. Open space, five percent.

6. Maximum height of building:

thirty-five feet.

C. Supplementary Requirements:

1. Storage:

All stored materials shall be enclosed by a fence at least eight feet in height and hidden on all sides from outside view of persons standing on the ground.

2. Minimum Off-Street Parking:

a. One space for every two hundred square feet of floor area, exclusive of storage and utility area.

b. One space for each bedroom in a boarding or roominghouse.

c. One space for every one hundred square feet of seating area in a meeting hall or room, or in a theater.

d. Two spaces for each allowed dwelling unit.

D. Applicability:

Except as hereinabove provided, all provisions of the Zoning Ordinance of the Town of Carbondale, Colorado, dated May 18, 1989, as amended, shall be applicable to the Stein PUD Zone District.

STEIN PUD

LAND USE SUMMARY

C/1-PUD ZONE DISTRICT

	Sq. Ft.
BUILDING FOOTPRINT	10,400
DRIVES (includes future bldg. exp.)	26,100
LANDSCAPE AREA	5,900
UNUTILIZED AREA (west & north)	6,200
TOTAL AREA OF C/1-PUD DISTRICT	48,600
	(1.12 Acres)

ORDINANCE NO. 15
SERIES OF 1989

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF CARBONDALE, COLORADO, DELETING CERTAIN REAL PROPERTY FROM THE C/1 COMMERCIAL/RETAIL/WHOLESALE ZONE DISTRICT AND ADDING IT TO THE STEIN PLANNED UNIT DEVELOPMENT.

BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF CARBONDALE, COLORADO, that Stein Planned Unit Development, Town of Carbondale, Garfield County, Colorado, is hereby deleted from the C/1 COMMERCIAL/RETAIL/WHOLESALE Zone District and added to the Stein Planned Unit Development Zone District, and that the uses of such property shall be governed by the Plan and Plat for the STEIN Planned Unit Development. The zoning map is hereby amended to reflect this change of zoning.

INTRODUCED, READ AND PASSED JULY 25, 1989.

TOWN OF CARBONDALE

By: _____
William K. Gray, Mayor

ATTEST:

_____
Suzanne Cerise, Town Clerk

THOSE VOTING YES:

Henry Busby

William Gray

Mary Ferguson

John Foulkrod

Larry Green

Mike Speer

Bob Gardner

THOSE VOTING NO:

Recorded at 2 47 P 1990
Reception No. 405569 MILDRED ALLDORF, RECORDER
GARFIELD COUNTY, COLORADO
Rec. # 405568 - For Map

BOOK 762 PAGE 916

STEIN MINI - PUD

CARBONDALE, COLORADO

OWNER:

Adele G. Stein

APPLICANT:

Ronald B. Stein

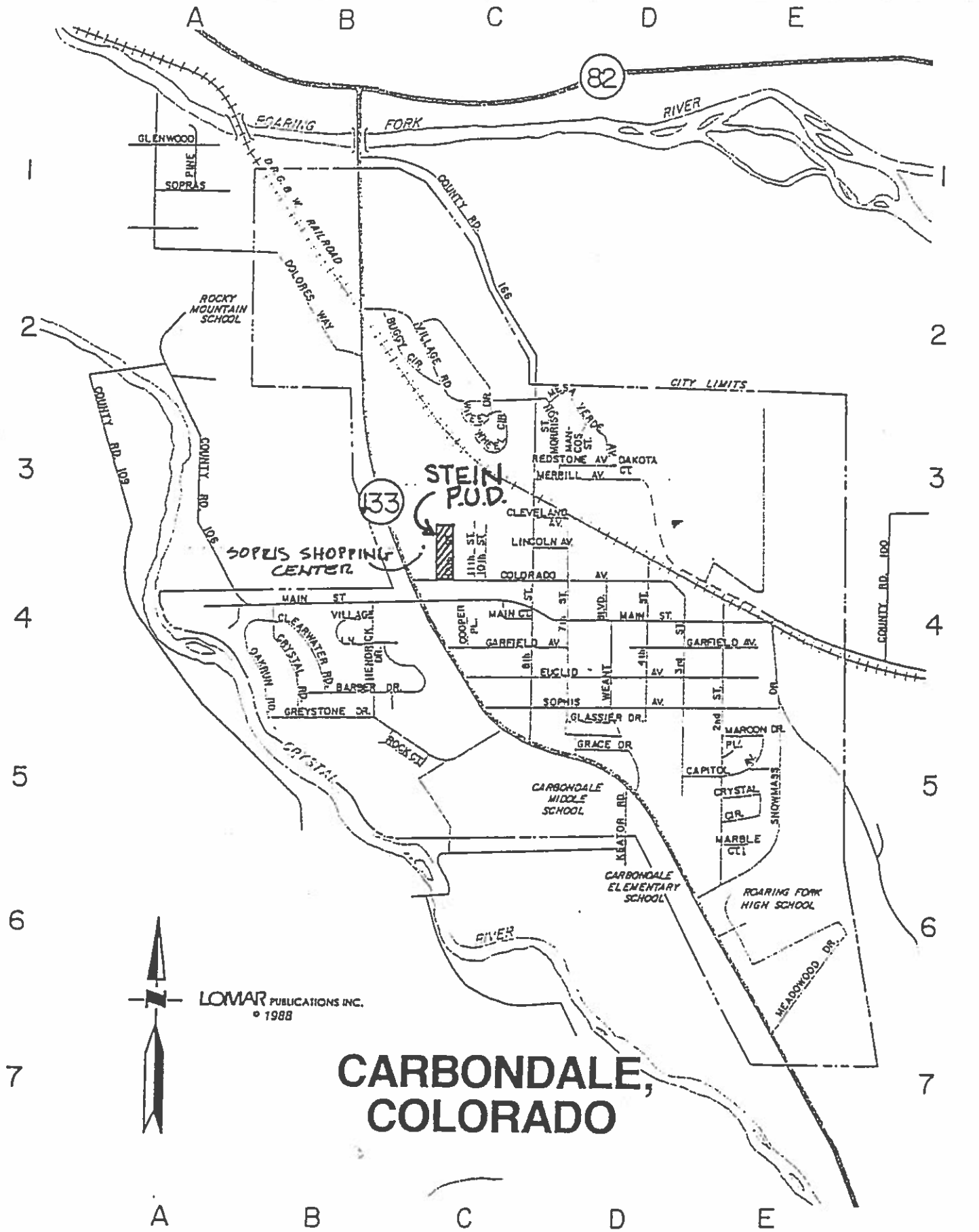
PLANNING

LAND DESIGN PARTNERSHIP, INC.
GLENWOOD SPRINGS, COLORADO

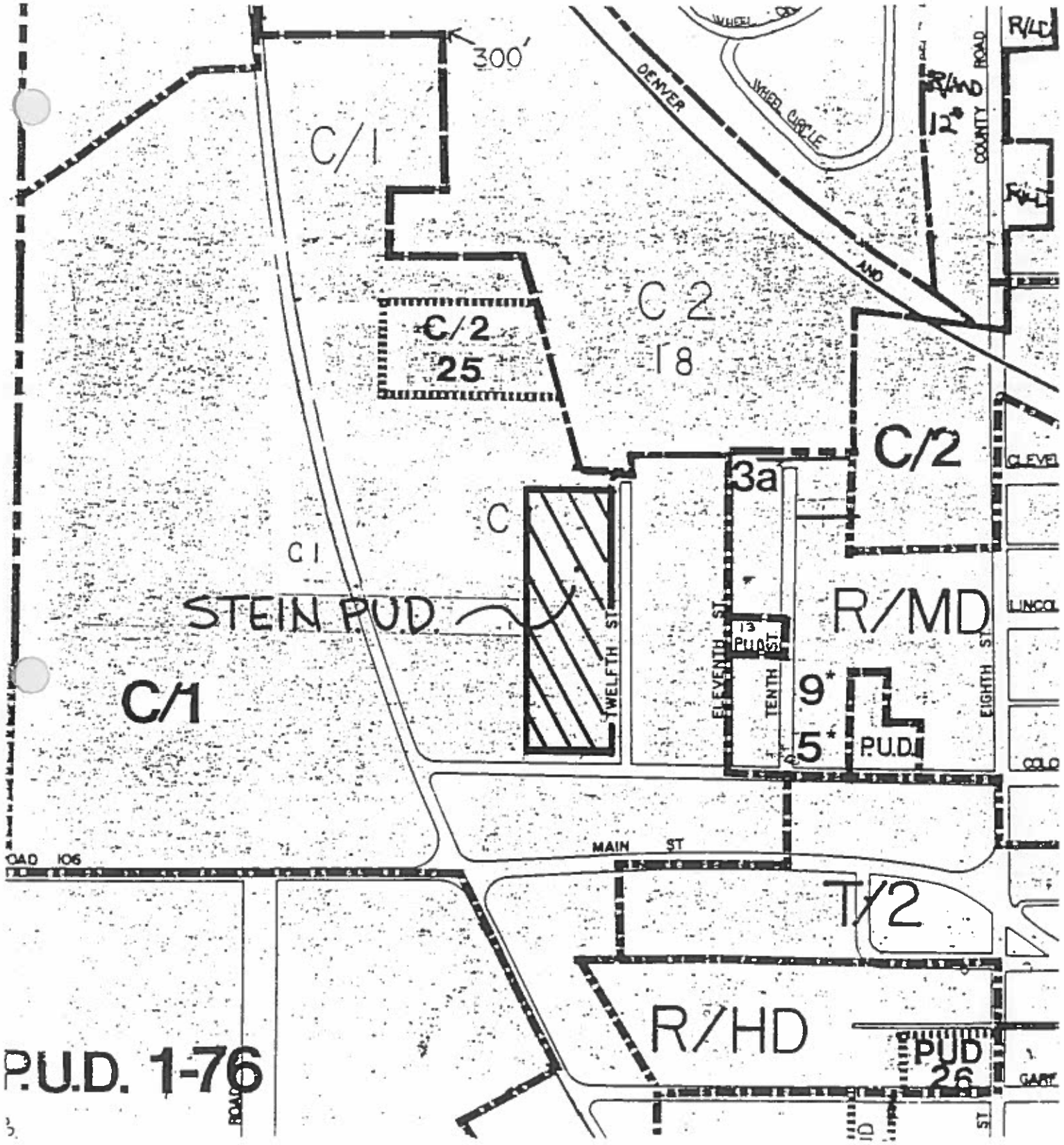
ENGINEERING

HIGH COUNTRY ENGINEERS
GLENWOOD SPRINGS, COLORADO

BOOK 762 PAGE 917



VICINITY MAP



EXISTING ZONING

BOOK 762 PAGE 920

STEIN PUD

OBJECTIVES

6-20-89

1. Establish a zoning opportunity within the Town of Carbondale for a mini-warehouse (self-storage) use.

2. Achieve viable utilization of a commercially zoned and partially developed parcel, centrally located in the Town of Carbondale.

3. Develop a small mini-warehouse facility that is compatible with the surrounding land uses, and provides a unique service to the community because of its central location.

BOOK 762 PAGE 921

STEIN PUD

LAND USE SUMMARY

C/1-PUD ZONE DISTRICT

August 7, 1989

	Sq. Ft.
BUILDING FOOTPRINT (Exclusive of Hallways)	11,000
DRIVES	25,500
LANDSCAPE AREA	6,300
UNUTILIZED AREA (west & north)	5,800
TOTAL AREA OF C/1-PUD DISTRICT	48,600
	(1.12 Acres)

STEIN P.U.D.

July 7, 1989

MINI-STORAGE DISTRICT

The permitted uses, density schedule, and supplementary requirements applicable to the Mini-Storage, zone district shall be as follows:

A. Permitted Use:

1. Mini-Storage developed in accordance with the Stein P.U.D. Site Plan, and composed of individual storage compartments of not greater than 8,000 cubic feet of interior volume. The total building footprint shall not exceed 12,000 square feet, including hallways.

2. Restriction of Permitted Use:

The site shall be restricted exclusively to the mini-storage use as approved by the PUD Zoning and PUD Site Plan. Upon the abandonment of the mini-storage use, the site shall revert to the standard permitted uses as defined in the then applicable Commercial/Retail/Wholesale,C/1 Zone District, as contained in the then current Zoning Ordinance of the Town of Carbondale, Colorado.

B. Maximum Height of Building:

Fifteen Feet

C. Applicability:

Except as hereinabove provided, all provisions of the Zoning Ordinance of the Town of Carbondale, Colorado, dated May 18, 1989, as amended, shall be applicable to the Stein PUD Zone District.

RECORDED 4:32 O'CLOCK P.M. REC # 466278
JUL 25 1994 MILDRED ALSDORF, GARFIELD COUNTY CLERK

BOOK 0909 PAGE 890

ORDINANCE NO. 13
SERIES OF 1993

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF CARBONDALE, AMENDING ORDINANCE NO. 15, SERIES OF 1989, REGARDING THE STEIN PLANNED UNIT DEVELOPMENT

WHEREAS, the Board of Trustees of the Town of Carbondale approved Ordinance No. 15, Series of 1989, approving the zoning regulations for Stein Planned Unit Development; and

WHEREAS, the owner of said property has requested that the Board of Trustees of the Town of Carbondale approve certain amendments to the PUD zoning provisions to allow the addition of additional mini storage units; and

WHEREAS, the Carbondale Planning & Zoning Commission reviewed the proposed PUD amendments at a meeting held on June 1, 1993, and heard input from the Applicant, the public, and the Town staff; and

WHEREAS, the Board of Trustees of the Town of Carbondale, at a public hearing held on June 8, 1993, heard and considered the statements of Town staff, the Applicant, the public, and reviewed and considered other relevant documents and information presented at such hearing, all as required by law; and

WHEREAS, the Board of Trustees of the Town of Carbondale finds that it is appropriate to approve said application on the terms and conditions set forth below;

NOW, THEREFORE, BE IT ORDAINED by the Board of Trustees of the Town of Carbondale, Colorado, that the zoning regulations of the Stein Planned Unit Development be changed as set forth in the application, subject to the following term and conditions:

1. That both additional structures be approved, that the zoning text be adjusted to allow a total of 16,800 square feet.

2. That the zoning text be amended to state that the additional storage structure shall be similar in color and style to the present structure.

3. That the proper certificates and approval statements as approved by the Town be inserted on an amended PUD map.

4. That traffic be directed as "one-way".

5. That the landscaping as proposed be incorporated into the PUD amendment.

6. That the PUD zoning text be amended to state that if the mini storage use ceases to exist, the zoning would revert to the underlying zoning which would be in effect absent the PUD zoning.

15

12.94 LTR FROM EDA LISTON
27,600 MAX SQ FTG ON SITE

Town of Carbondale
76 S 23rd St
Carbondale CO 8162

7. That the new PUD text and amended maps shall be recorded.

INTRODUCED, READ AND PASSED this 22nd day of June, 1993.

THE TOWN OF CARBONDALE

By: James H. Luttrell, Mayor

ATTEST:

Suzanne Cerise, Town Clerk

BOOK 0909 PAGE 892

STEIN P.U.D.

amended
June 8, 1993

MINI-STORAGE DISTRICT

The permitted uses, density schedule and supplementary requirements applicable to the Mini-Storage Zone District shall be as follows:

A. Permitted Use:

1. Mini-Storage developed in accordance with the Stein PUD Site Plan and composed of individual storage compartments of not greater than 8,000 cubic feet of interior volume. The total building footprint shall not exceed 16,200 square feet. Buildings constructed after May 1993 shall be very similar in architectural style and identical in color to the self storage structure existing on the site in May of 1993.

2. Restriction of Permitted Use: The site shall be restricted exclusively to the mini-storage use as approved by the PUD Zoning and PUD Site Plan. Upon the abandonment of the mini-storage use, the site shall revert to the standard permitted uses as defined in the then underlying zone district, as contained in the then current Zoning Ordinance of the Town of Carbondale, Colorado.

B. Maximum Height of Building:

Eleven Feet

C. Applicability:

Except as hereinabove provided, all provisions of the Zoning Ordinance of the Town of Carbondale, Colorado, dated May 18, 1978, as amended, shall be applicable to the Stein PUD Zone District.

STEIN P.U.D.

amended
June 8, 1993
December 28, 1994

MINI-STORAGE DISTRICT

The permitted uses, density schedule and supplementary requirements applicable to the Mini-Storage Zone District shall be as follows:

A. Permitted Use:

1. Mini-Storage developed in accordance with the Stein PUD Site Plan. The total building footprint shall not exceed 27,600 square feet. Buildings constructed after May 1993 shall be very similar in architectural style and identical in color to the self storage structure existing on the site in May of 1993.

2. The outdoor storage of recreational vehicles, boates and trailers shall be allowed only in the area designated on the PUD Site Plan. No screen fencing is required for this use.

3. An area 15 feet wide each side of the west Stein PUD Boundary line may be used commonly for access and parking by uses allowed by the Planned Commercial Zone District and the Stein PUD Zone District.

4. Restriction of Permitted Use: The site shall be restricted exclusively to the mini-storage use as approved by the PUD Zoning and PUD Site Plan. Upon the abandonment of the mini-storage use, the site shall revert to the standard permitted uses as defined in the then underlying zone district, as contained in the then current Zoning Ordinance of the Town of Carbondale, Colorado.

B. Maximum Height of Building:

Eleven Feet

C. Applicability:

Except as hereinabove provided, all provisions of the Zoning Ordinance of the Town of Carbondale, Colorado, dated August 24, 1993 as amended, shall be applicable to the Stein PUD Zone District.

STEIN PUD

LAND USE SUMMARY

Amended
1994

			SQ.FT.
BUILDING FOOTPRINT			
EXISTING	16,820		
PROPOSED	10,775		
		TOTAL	27,595
DRIVES			32,565
LANDSCAPED AREA			11,950
TOTAL AREA OF THE PUD			72,100 (1.66 ACRES)

ORDINANCE NO. 1

Series of 1995

479162 B-943 P-451 06/08/95 03:12P PG 1 OF 2 REC DOC NOT
MILDRED ALSDORF GARFIELD COUNTY CLERK AND RECORDER 10.00

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF CARBONDALE, AMENDING ORDINANCE NO. 15, SERIES OF 1989, AND ORDINANCE NO. 13, SERIES OF 1993 REGARDING THE STEIN PLANNED UNIT DEVELOPMENT.

WHEREAS, the Board of Trustees of the Town of Carbondale approved Ordinance No. 15, Series of 1989, approving the zoning regulations for the Stein Planned Unit Development which is Recorded at Reception No. 405569 at the Garfield County Clerk and Recorder's Office; and

WHEREAS, the Board of Trustees of the Town of Carbondale approved Ordinance No. 13, Series of 1993, which is Recorded at Reception No. 466278, Amending the zoning regulations for the Stein Planned Unit Development; and

WHEREAS, the owner of said property has requested that the Board of Trustees of the Town of Carbondale approve certain additional amendments to the PUD zoning provisions to allow additional mini-storage units; and

WHEREAS, the Carbondale Planning and Zoning Commission held a public hearing on the Application on December 1, 1994 and considered an Amended Application at a public hearing on January 12, 1995, and heard input from the Applicant, the public and the Town Staff; and

WHEREAS, the Board of Trustees of the Town of Carbondale, at public hearings held on December 13, 1994, and January 24, 1995, heard and considered the statements of Town Staff, the Applicant, the public, and reviewed and considered other relevant documents and information presented at such hearing, all as required by law; and

WHEREAS, the Board of Trustees of the Town of Carbondale Finds that it is appropriate to approve said Application on the terms and conditions set forth below;

NOW, THEREFORE, BE IT ORDAINED by the Board of Trustees of the Town of Carbondale, Colorado, that the zoning regulations of the Stein Planned Unit Development be changed as set forth in Exhibit A, attached hereto and incorporated herein by this reference, the following terms and conditions:

1. That the conditions and qualifications contained in the Land Design Partnership letter dated January 20, 1995, which shall be incorporated into the Amended PUD document as follows:

    a. One Colorado Blue Spruce will be added to the landscape plantings.

479162 B-943 P-452 06/08/95 03:12P PG 2 OF 2

b. All proposed Colorado Blue Spruce will be increased in size and installation from 4 foot to 6 foot.

c. All proposed landscaping plantings will be watered by an underground irrigation system.

d. Low earth forms (gentle berms) will be utilized to elevate the landscape plantings.

2. That the landscaping be tied to the Certificate of Occupancy, specifically that a letter of credit or other security of type and amount to be determined by Staff be provided if landscaping cannot be completed at the time of Certificate of Occupancy due to weather considerations.

3. That the revised PUD Zoning Text and Amended maps shall be recorded at the Garfield County Clerk and Recorder's Office.

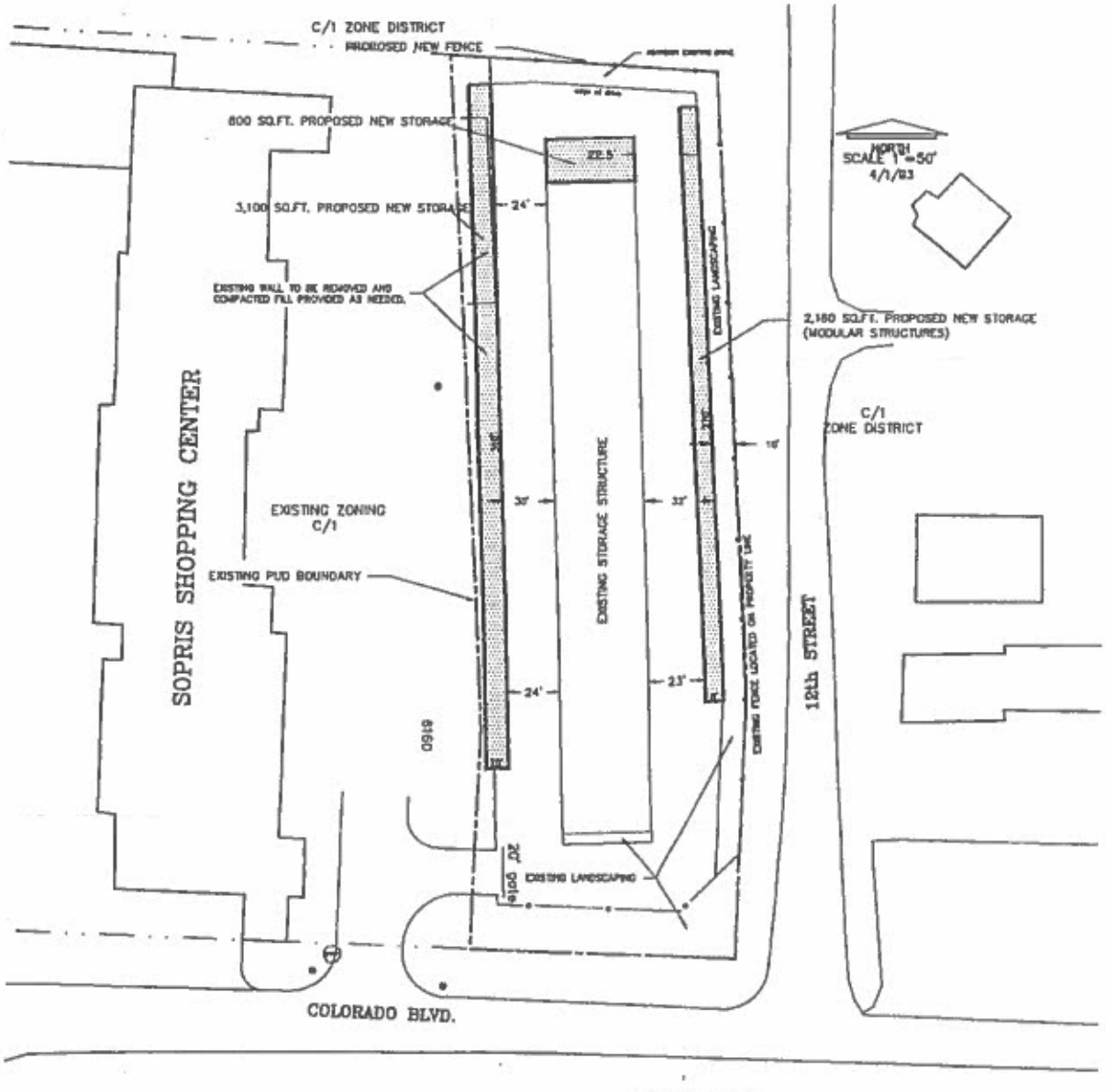
INTRODUCED, READ AND PASSED this 28th day of February, 1995.

TOWN OF CARBONDALE:

William K. Gray, Mayor

ATTEST:

Suzanne Cerise, Town Clerk



STEIN SELF-STORAGE FACILITY

CARBONDALE, COLORADO

PUD SITE PLAN

AMENDED

seems a little high, five spaces plus one for every sixty so if you had fifty units that's six parking spots. He said that he would propose scenario three, but we have four spaces plus one for every hundred.

Erica said that what Jay described makes some sense to her and that she's had plenty of storage units in town and that she was just trying to think of how often there are many cars. She said that there haven't ever been many cars. She said that she would be on board with reducing the number and that she understands there needs to be a basic number and accessible spaces as well. She said that she would be on board with what Jay just mentioned.

Nick said that he was in favor of scenario three over two simply because it's easier to follow. He said that he is in favor of simplifying the code wherever possible, the language of the code. He said that he does agree with Ken that five space base may be a little too high but that he thinks that scenario three is sufficient.

Marina said that she agrees and that scenario three is her favorite, in light of what we approved two weeks ago, which is a vast amount of parking over by City Market. She said that creating a space that's actually what people will use day to day in a realistic manner is more amenable to what we are trying to achieve in Carbondale. She said that she appreciates the efforts to minimize the parking. She said that she likes Jay's model of modified version three of what Janet put together.

Michael said that for a short time this year that he rented a space at Carbondale Mini Storage, which is out on 100 Road out of town in the county. He said that it is a pretty large facility with all external units, and he seemed to recall that near the office that they had four or five spaces for customers with three or four spaces for staff. He said that inside of the security zone where the storage units were there was no parking, everyone parked in front of their unit. He said that is the kind of direction that we would go in taking a bare bones approach to it.

Further discussion ensued on the number of parking spots required.

Motion

Ken made a motion to approve the zone text amendment to revise off-street parking requirements for the "Self-Storage Facility (mini-storage)" using category as shown in modified Scenario three, three spaces and one per one hundred. Jay seconded the motion and it was approved unanimously.

VIRTUAL HEARING – Rezoning
Location: 900-958 Highway 133 and 1201 Colorado Avenue (Sopris Shopping Center and Sopris Shopping Center and Sopris Self Storage
Applicant: Carbondale Center Place LLC by Mark Chain

Janet said that this is an application for a rezoning and that the Commission is required to hold a public hearing and make a recommendation to the Board to approve it with conditions or recommend denial. She said that this parcel is the Sopris Shopping Center

and also the Stein Mini-Storage just to the east of it. She said that it is a little over four acres. She said the proposal and long term plan is to demolish the Sopris Shopping Center and keep the mini-storage units as they stand and put a mixed-use building on the west side of the property with seventy-six residential units and ten thousand square feet of commercial. She said that they would build a new self-storage facility to the west of the existing self-storage facilities.

Janet said that right now the property is zoned PC on the west side and that is an obsolete zone district. She said that the mini-storage section is zoned Stein Mini-Storage PUD. She said that even though there are two zone districts on this property there is no boundary because it is one lot. She said that the rezoning is what is in front of you. She said that what she did as she was reviewing the application is that she ran through all of the development parameters to make sure there were no fatal flaws in the number of units, setbacks, common open space. She said that she did this to provide feedback as far as the development standards. She said that this is a rezoning and that they are required to submit a conceptual plan. She said that if they go to the Board and if the rezoning is approved, then they would come back with another submittal with the Subdivision to divide the west side of the property, which would be the mixed-use side from the east side or the self-storage side. She said that they would come back with Major Site Plan Review at that point. She said that an important part of the rezoning process is this is when you provide direction on the conceptual plan and provide them feedback so when they put together their Major Site Plan Review application they can take all of that in.

Janet stated that this zoning is considered New Urban in the Comp Plan. She said that we have rezoned 1201 Main Street and Lot 1 to the Mixed-Use recently. She said that other consideration of rezoning is that we are trying to get rid of Planned Unit Developments (PUD's).

Janet said that she won't go over all of the development standards because the applicants are going to show an extensive presentation on the design of the building. She said that she likes a lot of design of the building, the commercial along Colorado Avenue, south side of the mini-storage looks great and that it looks like the downtown mercantile. She said some of the larger hot spots that she picked up is the length of the mixed-use building. She said that she included a comparison of some of our larger buildings. She said that this proposal is at 385 feet in length and that the old City Market is 289 feet and Sopris Liquors is about 223 feet. She said that there needs to be some visual relief along the highway and that the building will be ten feet from the property line.

Janet said that the private common open space for the mixed-use building needs to be shifted so that it's closer to the mixed-use building. She said that, if the building were separated into two buildings, they could put the open space somewhere in between there.

Janet said that the building design itself, there is commercial on the north and south sides. She said that on the ground floor there are residential units and that a suggestion

for the development team would be making it look a little more like commercial, like live-work or that type of use.

Janet said that overall, she is supportive of the rezoning application and that we have been trying to go to Mixed-Use and get rid of the PC zone district as well as PUD's.

Janet said that she would like to see some changes in the building design and the private common open space.

Ken asked if we approve the recommendation how do we separate the rezoning from the Preliminary Site Plan Review.

Janet said that was is strictly before you is the rezoning and that the there is no action on the Site Plan Review. She said that is more to think about what the code says as far as development standards to understand what the code is trying to achieve.

Janet said that she put the criteria in the Staff report and that she is going to point out what is important is if the Commission feels the design needs some changes it can be conditioned to make those changes.

Marina asked if there is a separate hearing for the private outdoor space and the architecture.

Janet answered yes.

Marina asked if we give those comments now so they can come back with…

Janet said yes.

Marina clarified that we could approve the rezoning if we decide to and that we can give suggestions on how this can be improved so that it will be approved in the future.

Janet said yes.

Ken asked if they would be suggestions or would they be conditions.

Janet said that they could be conditions especially with the bigger ones, mass and scale.

Ken said that it takes time to develop the language for a condition.

Jay suggested that if we just make recommendations that it gets the point across for what we would approve and what we wouldn't approve.

Erica asked if there would be a presentation and that she was just trying to catch up because she was new.

Jay asked if they are subdividing into one mixed-use and one commercial space or is it still one lot.

Janet said that it is still one lot, half would be mixed-use, and half would be CT. She said that what we would do is have the rezoning contingent upon approval of the Subdivision and Major Site Plan Review. She said that it is kind of a two-step process and that down the road that lot would be split into two.

Jay asked what the zoning of the storage units that are to the east and would it make more sense to do a lot line adjustment instead of subdividing.

Janet said that it couldn't be a lot line adjustment because it is one lot and that it would have to be a subdivision.

Jay asked if the existing storage units were on the same lot.

Janet said yes.

Marina asked if rezoning the whole lot to Mixed-Use allows all of the function on one single lot.

Janet explained that the west side of the lot would be Mixed-Use, and the east side would be CT and that they would come back with a subdivision to create a lot down the zoning boundary.

Michael asked if the east side of the site where the mini-storage is located is currently zoned CT and will remain CT.

Mark Chain said that the storage is zoned Stein PUD.

Ken said that by doing this we will get rid of a PUD.

Michael said that the whole lot is zoned PUD and if this is approved the mini-storage will be zoned CT and where the shopping center is now will be Mixed-Use.

Mark said that it will be Mixed-Use and right now the shopping center portion is zoned Planned Community Commercial, the obsolete zone district.

Marina asked if we were rezoning and subdividing.

Mark explained that it will become a Major Site Plan Review equivalent to Subdivision Exemption with a lot split. He said that that the lot line is shown in your documents with a red line just to the west of the proposed storage building.

Michael said keep in mind that when you talk about a subdivision you have one site and that within the subdivision you have more than one site and that is not what we are doing here. He said that we are designating a site to having two different zone districts.

Nick asked if we are adding an unnecessary step and could we just do this during the Major Site Plan Review as opposed to breaking it up into two separate steps.

Marina said unless we use this as a resource to give them feedback.

Janet said that they will have a higher level of detail when they come back for the Major Site Plan Review. She said that the reason that they want to do the rezoning first is to see if people are even open to these concepts before they go into the detail and expense of creating the engineering that is needed for the Subdivision and Major Site Plan Review.

Michael said that if you look in the Staff report the bar for rezoning is pretty low. He said that the new zoning has to conform with the Comp Plan, and it can't screw anything up as well as a perceived benefit to the community. He said that it is important to do the rezoning first.

Mark Chain said that he is representing Carbondale Center Place and that the entire team is here. He said that the owner of the property is Stein Properties and that Dr. Stein is present. He said that Tom Siliano works with him. He said that we have Jack Schrager and Riley Soderquist from Carbondale Center Place. He said for the architecture neo Studio, Michael Noda and Daniel Wilde. He said that we have the engineers on the phone.

Mark said that the discussion with where the lot line adjustment fits in was very well spoken and that Michael hit it right on the head. He said why go and invest everything in the engineering and design when it's a lot of money. He said that with the Overlook, the Carbondale industrial park near Town Hall was a PUD in 2008 and the Public Works Director at that time wanted to know exactly what the vertical elevation was of the curve. He said that would have taken hundreds of thousands of dollars to get there and they spent almost that much any way. He said that tonight is the rezoning and that the Commission is the recommending body and that the Board will be the decision maker. He said that assuming that the rezoning is approved then there will be a Major Site Plan Review with a Subdivision Exemption and a couple of other minor application like a Conditional Use Permit for storage or Alternative Compliance related to landscaping. He said that this is difficult to focus on the rezoning but not getting into the weeds of the Major Site Plan Review. He said that we do want to hear your ideas or fatal flaws and that we are pretty confident. He said that at the end of the night we want to come back and focus on the rezoning element itself.

Mark said that the Sopris Shopping Center itself was the main commercial driver back in the town in the sixties. He said that it started out as a lumber yard and in the early eighties it was where the grocery store was. He said that the shopping center has evolved over the years and that the supermarket moved to where it is now. He said that the shopping center is about thirty thousand square feet. He said that the storage came in, in the late eighties, and that it is about twenty-six thousand square feet. He said that the main building is about fifteen feet and the other buildings are about eleven feet.

Mark said that the New Urban is what the Planning Commission used to help formulate a lot of the zoning dimensional criteria for the Mixed-Use zone district. He said to be pedestrian bike oriented, with parking behind and buildings up close to the sidewalks and streets.

Mark said the concept itself for the mixed-use area where the shopping center is now is going to change to Mixed-Use zoning and we think that it complies with the Comp Plan and UDC. He said that the residential total is seventy-six units and two commercial pods. He said that Janet did have some concerns or brought up the fact that there are weighted towards efficiency apartments and one-bedroom apartments. He said that part of that is because some of the recent approvals out on west Main Street in Carbondale is almost fifty percent two- and three-bedroom mix. He said that some of the rental areas in Carbondale have a lot of your larger condominiums and houses. He said that smaller units seem to be in demand from what has been approved in Glenwood Springs, which seems to be filling up quite quickly.

Mark said that we think that this whole development will conform with the Highway 133 access plan. He said that it makes it safer for the entry from Colorado Avenue.

Mark said that the self-storage would be changed to CT zoning. He said that CT does allow a buffer from the industrial properties to the north and the multi-family to the east and south. He said that the good thing about the commercial transitional zoning is that that for some reason there is a need or desire to move that from storage or something else it could be commercial or residential. He said there would be one new building being constructed.

Mark said that there were details in the packet of comparisons to the Comp Plan. He said that we went through the points and that we meet the standards. He said that the connectivity talks about having a lot of connections out to the Highway 133 bike path. He said that one of the comments was that there are eleven sidewalks coming out to that path and is that what you really want.

Mark said that we think that we comply with the Comprehensive Plan, which is one of the largest criteria.

Mark said went over the rezoning approval criteria. He said that we have addressed this for both the Mixed-Use area and for the storage area.

Mark said that we may be a little short on what the common open space requirement is right now where the large area open space area is in the interior of the project is. He said for the total open space we are around twenty-two thousand square feet or about twenty-five percent landscaping for the entire Mixed-Use project.

Mark said that regarding Janet's concerns of the length of the building and being close to the highway that is one of the reasons for the design standards for a change in materials and texture. He said that he thinks that all of the standards will be met. He

said that he isn't sure about the live/work concept and that the Mixed-Use zoning does allow changes in the use as necessary to have flexibility.

Mark said that regarding suggestions verses conditions for some kind of approval, he said that he would like to keep those to suggestions so that if for some reason the design changes, what is a condition may be difficult to meet.

Michael Noda at neo Studio, 3560 Walnut Street, Denver CO thanked Janet for her comprehensive report. He said that she was very open to the development group to sit down and go over concepts as we designed them and that she gave us really good comments. He said that based on her comments and engineering requirements for the site is what we are going to present in concept today. His presentation included the following;

- Current zoning and proposed changes to the zoning.
- Site plan showing the division of the Mixed-Use and CT zone districts.
- Retail locations to the north and south of the Mixed-Use project.
- Entrances on Highway 133 and Colorado Avenue.
- CT zone's three existing buildings and the proposed new multi-level storage facility with the location of the elevators.
- Location of common open space in area with solar exposure.
- Architectural concepts with perspective from the highway.
- Connections to the bike path.
- The step back of the storage building to break up massing with stucco, brick, and metal paneling.

Daniel Wilde, Architect, 3560 Walnut Street, Denver, CO finished up their presentation showing the following;

- A 3D tour of the Mixed-Use building.
- The mercantile façade of the new storage building.
- An aerial view of the site showing the location of the buildings, parking, sidewalks, and the common open space.
- Elevations of the new storage building.
- Comparisons to surrounding properties and their sizing.

Mark Chain complemented naos for their sidewalks and pedestrian access.

Commission Discussion

- Egress/Ingress on Colorado Avenue with explanation from Yancy Nichol.
- Concern related to traffic flow to the north retail building.
- Types of business in commercial spaces.
- Need for loading and unloading to residential and commercial buildings.
- Noted the least amount of parking is near the retail buildings.

- Future plan of Industry Place with a round-about and the timeline of the Access Plan.
- Southern corner appears to almost touches the road.
- Length of building along Highway 133 and setbacks.
- Location of the retail buildings for pedestrian and bicycle access.
- Lumberyard design was so impressive, but we are not there yet with this.

There were no members of the public present virtually to comment.

Motion to close the comment portion of the public hearing

Ken made the motion to close the comment portion of the public hearing. Jay seconded the motion and it was approved unanimously.

Commissioner Comments

- Residential activity and front yards along the highway out of place and noisy.
- Triangle of outdoor space could use enhancement.
- Shared outdoor space better suited to the southern end of the property.
- Reverse gym and club room on the east with the residential units on the west.
- Distribution of massing along the highway.
- Residential on the east side opening to common open space and outdoor retail seating possibilities near parking makes more sense.
- Storage building is restricting options for mixed-use building.
- Walking across the parking lot to get to common open space lends itself to dog walking but not to a gathering space.
- Shared outdoor space seems like an after-thought.
- Jamming way too much on this site.
- Play area near parking lot is dangerous.
- More units with efficiency layouts generate more traffic than one- and two-bedroom units.
- Length of the building and changing the façade on the west side is needed, drop third or second floor.
- Reduce storage building size to help with connectivity and parking.
- More storage will be needed with smaller units.
- Effective green space is needed.
- Vegetation screening preferred over sidewalk connections.
- Elevate first floor.
- No snow storage area indicated.

- Triangular lot and new urban code hems you into what you do and it could be 100% residential.

Rezoning Comments from Commission

Ken stated that the rezoning is appropriate.

Jay agreed.

Marina said that she approves the rezoning.

Erica said that she agrees on the rezoning. She said is there a reason that the lot line needs to be straight.

Nick said that he is in favor of rezoning.

Michael read through the criteria for the rezoning.

Janet read another condition to add; Final approval of the rezoning is contingent upon approval of the Subdivision and Major Site Plan Review. She said that she had not included that in the report.

Michael said that the rezoning has value so if we approve the rezoning but if they can't make this project work, they still have something that is more valuable tomorrow than it is today. He said that if we make the rezoning contingent on the success of this project then a future buyer will have to come back in and bear the cost of rezone all over again.

Further discussion ensued about the rezoning process.

Motion

Ken made a motion to recommend approval of the rezoning with the four conditions and findings in the Staff report. Marina seconded the motion and it was approved unanimously.

Yes: Ken, Marina, Nick, Erica, Jay

No: Michael

Michael said that the condition regarding contingency is too much of a burden to the developer and that is wrong to tie this to what we want to have happen.

Michael thanked the applicants for all their hard work.

Further discussion ensued about lot lines and conditions.

Staff Update

Janet said that City Market is paving this week.

Janet said that we will be getting three building permits in for Lot 1 along west Main Street.

Janet said that they are almost done with the public improvements for City Market except the tie-in for Hendrick and Shorty Pabst.

AVLT Coffman Ranch Acquisition

Aspen Valley Land Trust is seeking partnership in applying for $200,000 of Garfield County's 2021 Conservation Trust Funds to help purchase Coffman Ranch. The ranch is a longtime agricultural property and AVLT aims to ensure it remains as such while also adding public access and an outdoor educational resource for the community's schools. Below is a bit more about the property.

Opportunity and Urgency. The primary purpose of this project is to **protect** a scenic and productive ranch with high habitat value. By owning the property, AVLT will be able to **steward** the land using best management practices to restore important habitat and implement regenerative agricultural practices for the benefit of agriculture, wildlife, climate, and community. Finally, this project proposes to create a public access to the river and a space for learning and study, a place to get outside onto a beautiful ranch on the river and be inspired, which will help the community to better **engage** with our local western heritage and landscape.

We envision this project as a way to sustain and support local agriculture; increase access to the outdoors for schools, youth groups, and underserved communities; connect and improve wildlife habitat; and protect key scenic buffers between communities.

Coffman Ranch is currently owned by Rex and Jo Coffman, who have meticulously cared for the ranch for the past 65 years. The Coffmans recently reached out to AVLT for help in 'leaving the ranch in good hands' so that they can retire. Given the development potential of this property, its outstanding water rights, and proximity to town, this is likely our only chance to ensure this property remains as an asset for the community. The purchase will also be protecting the ranch's abundant senior water rights, 35 acres of mapped wetlands, 3/4 miles of Roaring Fork River frontage, wildlife habitat connecting the river to the top of the Crown, and important irrigated agricultural fields. Coffman Ranch is a keystone parcel in the local ranching community that has provided important winter and spring pasture, as well as hay production, for multiple local ranchers in the community for nearly 30 years.

Apart from the ranch's agricultural qualities are the ranch's biodiversity and ecosystem values. It is located within a Colorado Natural Heritage Program (CNHP) Potential Conservation Area (PCA). The PCA that contains Coffman Ranch is ranked as B2, or very high biodiversity significance, based on its size, ecological condition, and support of several state and globally imperiled species

Aspen Valley Land Trust hosted an extensive community listening project in early 2019. We heard from over 500 individuals about conservation and the threats our community is facing. When asked, "Which three types of public amenities would you most like to see added or enhanced in-and-around your community?" respondents answered, in order of priority:

1. Protected scenic natural areas within your community
2. Access to rivers and streams
3. New or improved trails and trail connections
4. Lands for use by outdoor education programs
5. Improved outdoor access for underserved communities
6. Lands for use by farming education programs
7. Public parks
8. Community gardens

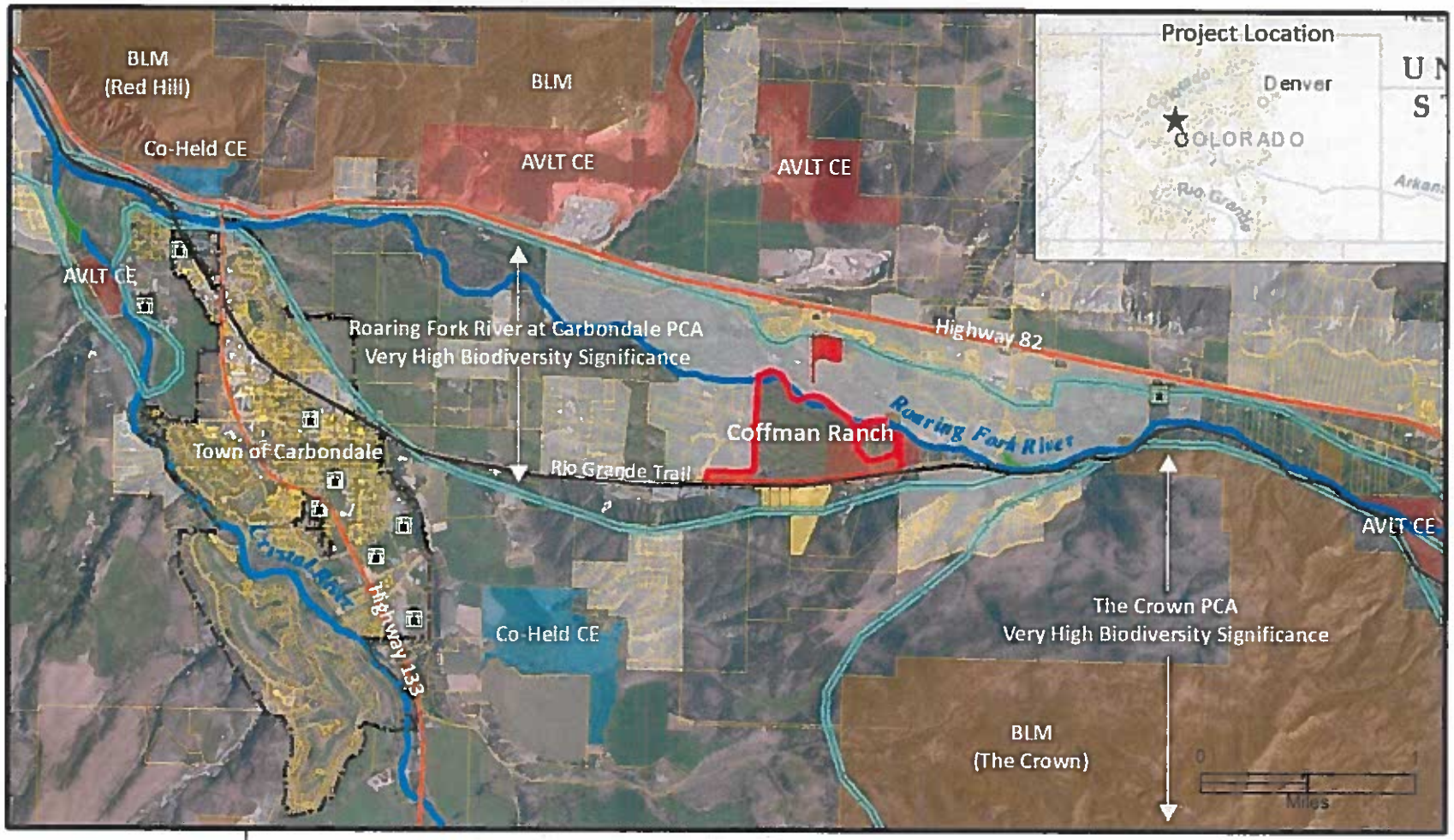
This project has the potential to address ALL of these community requests. Deep agricultural roots, brilliant landscapes, abundant wildlife, productive lands, outdoor recreational opportunities, and a healthy western heritage are some of the reasons we love Western Colorado, and they are all represented on the Coffman Ranch, creating a special opportunity to offer these qualities to our community.

Funding Request. AVLT has agreed to purchase the land for $6.5 million, which is discounted from the appraised value by approximately $1.25 million, thanks to the Coffman's cooperation. We are seeking to raise an additional $2 million beyond the purchase price at this time to help pay for project costs, management, and infrastructure and recreational improvements. The following funding has been awarded or requested to date:

$2,500,000 awarded from GOCO's Protect Initiative
$2,000,000 pledged by Pitkin County
$1,500,000 requested from Colorado Parks and Wildlife for a public access trail and conservation easement
$500,000 committed by AVLT's River Valley Ranch Open Space Fund toward project costs and acquisition

Amount remaining to be raised if CPW grant is successful: $2,000,000.

Aspen Valley Land Trust is seeking the Town of Carbondale's partnership in applying for$200,000 from Garfield County's 2021 Conservation Trust Fund, with the Town as the applicant, and any level of nominal support from the Town in order to demonstrate public support for the project.



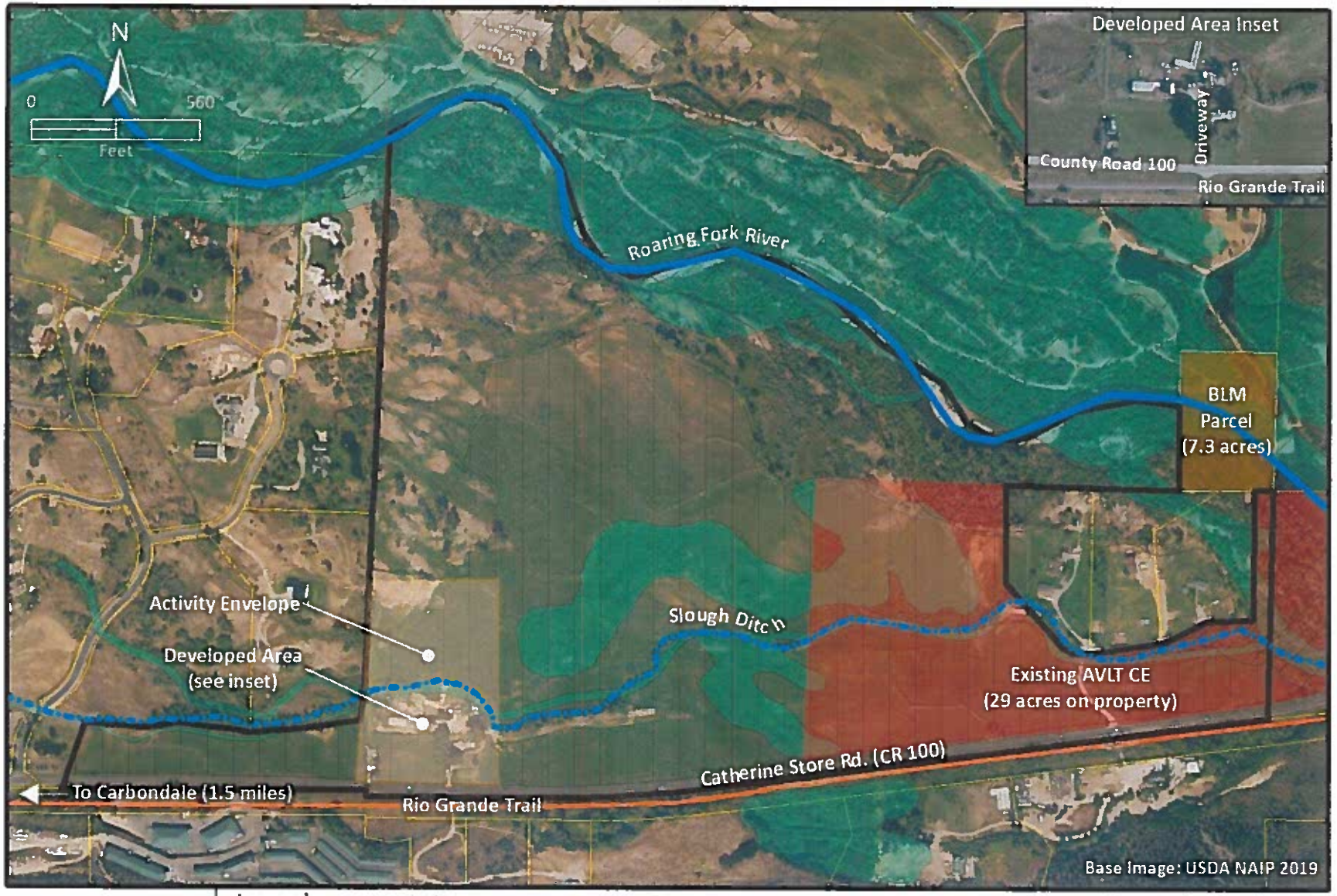
Coffman Ranch Area Map

ASPEN VALLEY LAND TRUST

LEGEND

- Coffman Ranch (141 acres)
- Garfield County Parcels
- AVLT Conserv. Easement (CE)
- Co-held CE (AVLT & Pitkin County)
- Other Conserv. Easement
- Other Coffman Parcels
- Bureau of Land Mngt. (BLM)
- County Subdivisions
- Town of Carbondale
- River
- CNHP Potential Conserv. Area (PCA)
- Schools
- Rio Grande Trail
- Highway

N



Coffman Ranch Site Map

Legend

- Property Boundary (141 acres)
- Existing Conserv. Easement
- 10-acre Activity Envelope
- Adjacent BLM
- Garfield County Parcels
- Roaring Fork River
- Slough Ditch
- Rio Grande Trail
- Property Irrigated Land (79 acres)
- FEMA 100 yr Flood Plain
- Mapped Wetlands (35.4 acres on property)



OHM DESIGN LANDSCAPE ARCHITECTURE URBAN DESIGN + LAND PLANNING ECOLOGICAL PLANNING

ASPEN VALLEY LAND TRUST

CONCEPTUAL MASTERPLAN | COFFMAN RANCH
ASPEN VALLEY LAND TRUST
4-28-2020

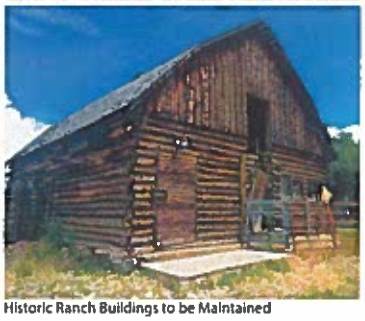












Character / Inspirational Imagery

Historic Ranch Buildings to be Maintained



DHM DESIGN LANDSCAPE ARCHITECTURE URBAN DESIGN + LAND PLANNING ECOLOGICAL PLANNING

ASPEN VALLEY LAND TRUST

RANCH CAMPUS CORE - CONCEPT PLAN ENLARGEMENT | COFFMAN RANCH

ASPEN VALLEY LAND TRUST

4/28/2020

TOWN OF CARBONDALE
511 COLORADO AVENUE
CARBONDALE, CO 81623

Board Trustees Agenda Memorandum

Item No:
Attachment:
Meeting Date: 07/14/2020

TITLE: Carbondale Police Department Policy

SUBMITTING DEPARTMENT: Police Department

ATTACHMENTS: CPD Policy/SB 20-217

BACKGROUND

On May 25, 2020 George Floyd was killed while in police custody in Minneapolis, Minnesota. This sparked countless protests across the globe. President Obama, while speaking about the death of George Floyd stated, "It falls on all of us, regardless of our race or station – including the majority of men and women in law enforcement who take pride in doing their tough job the right way, every day – to work together to create a new normal in which the legacy of bigotry and unequal treatment no longer infects our institutions or our hearts." As a result, our community has asked for a review of the Carbondale Police Department's policies.

DISCUSSION

On June 1, 2020, the Carbondale Police Department began a thorough review of department policy. This review began with the departments *Use of Force* and progressed through related policies. The Carbondale Police Department utilizes the services of Lexipol for policy development and maintenance. Lexipol utilizes a *Risk Management* approach when developing customized policy manuals.

It should be noted that the Carbondale Police Department's policy manual is much more progressive than the average police department. For instance, the Carbondale Police Department, per policy, has required officers to intervene when excessive force is being used. It is also worth noting that the department has added community reflective statements within the various policies. A sample would be the following from the department's *Use of Force* policy, "The department recognizes and respects the value of all human life and dignity without prejudice to anyone. Vesting officers with the authority to use reasonable force and to protect the welfare requires monitoring, evaluation and careful balancing of all interests."

During the process of reviewing the departments 512-page policy manual, it became apparent that the state's legislative branch was working on a new law. The Enhance Law Enforcement Integrity bill was signed into law by Governor Polis on June 29th, 2020. We have prepared a brief slide show to provide you with greater insight into how the new law affects the department's operations and policies.

FINANCIAL: N/A

RECOMMENDATION:

As noted above, the Carbondale Police Department's policy manual is well written and reflective of what our community holds most dear. It is my recommendation that the Carbondale Police Department continue to utilize the services of Lexipol. Lexipol is currently working on an updated *Use of Force* policy that is SB 20-217 compliant. It is my belief that Lexipol is the best option, currently, in regard to developing and maintaining a custom policy manual for our community.

Prepared By: Gene Schilling & Kirk Wilson

Carbondale Police Department Policy

7/14/2020

Policy Review

- The Carbondale Police Department utilizes a top-level policy manual development organization, Lexipol.
- Lexipol is well known in the law enforcement and the fire services as a progressive organization which suggests policies that are known to be "Best Practices", and/or Federal or State mandates
- Lexipol takes a *Risk Management* approach to policy creation
- *"If it's predictable, it's preventable."* Gordon Graham, Lexipol Founder

Policy Review starting June 1, 2020

Beginning June 1, 2020 policy review began

Started with Use of Force and similar policies

Lexipol regularly updates policies, as laws/best practices change

It is my plan to review policy on an annual basis

Carbondale Police Department Policy

CPD Policy is 512 pages

Individual policies were distributed to the departments instructors to ensure our policies reflect current training

Policies were compared to Lexipol updates to ensure we have adopted the most recent policies

Policy Review Findings

The Carbondale Police Department's policy follows Best Practices, State and Federal Laws

Modifications required:

- Update policy to comply with SB 20-217
- Move Carotid Control Hold to Deadly Force

- Overall, CPD Policy is significantly more progressive than other law enforcement agencies
- Policy is reflective of our community

CPD Policy 300.3 Use of Force

- Officers shall use only that amount of force that reasonably appears necessary given the facts and circumstances perceived by the officer at the time of the event to accomplish legitimate law enforcement purposes.
- The use of force by law enforcement personnel is a matter of critical concern, both to the public and to the law enforcement community. Officers are involved on a daily basis in numerous and varied interactions and, when warranted, may use reasonable force in carrying out their duties.
- Officers must have an understanding of, and a true appreciation for, their authority and limitations. This is especially true with respect to overcoming resistance while engaged in the performance of law enforcement duties.
- The Department recognizes and respects the value of all human life and dignity without prejudice to anyone. Vesting officers with the authority to use reasonable force and to protect the public welfare requires monitoring, evaluation and a careful balancing of all interests.

Senate Bill 20-217

SIGNED INTO LAW 6/29/2020

CRS: 18-1-703 State Law: Use of Force

Requires officers to apply non-violent means, when possible, before resorting to the use of physical force.

When physical force is used an officer shall:

- Not use deadly physical force to apprehend a person who is suspected of only a minor or non-violent offense
- Use only a degree of force consistent with the minimization of injury to others;

CPD Policy 300.3 Use of Force

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- The use of force by law enforcement personnel is a, matter of critical concern, both to the public and to the law enforcement community. Officers are involved on a daily basis in numerous and varied interactions and, when warranted, may use reasonable force in carrying out their duties.
- Officers must have an understanding of, and a true appreciation for, their authority and limitations. This is especially true with respect to overcoming resistance while engaged in the performance of law enforcement duties.
- The Department recognizes and respects the value of all human life and dignity without prejudice to anyone. Vesting officers with the authority to use reasonable force and to protect the public welfare requires monitoring, evaluation and a careful balancing of all interests.

CRS: 18-1-703(2.5)(a) Ban on Chokeholds

Colorado already prohibited chokeholds in 2016

Although not clear, it is believed this includes Carotid Restraint Holds

Carbondale Police Department prohibits the use of a chokeholds Policy 300.4.3

CRS: 18-1-709(3) Deadly Force

A peace officer is justified in using Deadly Physical Force to make an arrest only when all other means of apprehension are UNREASONABLE given the circumstances AND:

- The arrest is for a FELONY involving conduct including the USE OR THREATENED USE OF DEADLY PHYSICAL FORCE;
- Suspect poses an immediate threat to the officer or another person;
- The force employed does NOT create a substantial risk of injury to other persons.

CRS: 18-1-707 Officer responsibilities prior to using deadly force

(4) A peace officer shall identify himself or herself as a peace officer and give a clear verbal warning of his or her intent to use firearms or other deadly physical force, with sufficient time for the warning to be observed, unless to do so would unduly place peace officers at risk of injury, would create a risk of death or injury to other persons.

18-1-703 (4.5) Objective Reasonableness

(4.5) Notwithstanding any other provisions in this section, a peace officer is justified in using deadly force if the peace officer has an objectively reasonable belief that a lesser degree of force is inadequate and the peace officer has objectively reasonable grounds to believe, and does believe, that he or another person is in imminent danger of being killed or of receiving serious bodily injury.

Graham vs. Conner
Supreme Court: Evaluation of Use of Force

The *Graham* court focused on "unreasonable seizures" and decided all LE use of force must be examined under the Fourth Amendment not the Eighth Amendment, as the latter required some inquiry into the subjective beliefs of the LEO.

First, the Court held that the actions of a LEO must be judged from the perspective of a reasonable LEO and not a responsible person. This is significant as most criminal and civil standards incorporate and rely upon a reasonable person or "reasonable man" standard as the law once described it.

Relying upon *Terry v. Ohio*, the Court stated:

> "Our Fourth Amendment jurisprudence has long recognized that the right to make an arrest or investigatory stop necessarily carries with it the right to use some degree of physical coercion or threat thereof to effect it."

Recognizing this would necessitate a fact-based inquiry, the Court provided this instruction:

> "The 'reasonableness' of a particular use of force must be judged from the perspective of a reasonable officer on the scene, rather than with the 20/20 vision of hindsight."

CRS: 18-8-802(1.5)(a) Duty to Report Use of Force- Duty to Intervene

A peace officer shall intervene to prevent or stop another peace officer from using physical force that exceeds the degree of force permitted, if any, by section 18-1-707, in pursuance of the other peace officers law enforcement duties in carrying out an arrest of any person, placing any person under detention, taking any person into custody, booking any person, or in the process of crowd control or riot control, without the chain of command.

300.2.1 Duty to Intercede

Any officer present and observing another officer using force that is clearly beyond that which is objectively reasonable under the circumstances shall, when in a position to do so, intercede to prevent the use of unreasonable force. An officer who observes another employee use of force that exceeds the degree of force permitted by law should promptly report these observations to a supervisor.

CRS: 24-31-903(2)(c) Data related to contacts conducted by peace officers

(I) The perceived demographic information of the person contacted provided that the identification of these characteristics is based on the observation and perception of the peace office making the contact

(II) Whether the contact was a traffic stop

(III) Time, date and location

(IV) Duration of contact

(V) Reason for contact

(VI) Suspected crime

CRS: 24-31-903(2)(c) Data related to contacts conducted by peace officers

(VII) Result of the contact:
- (A) No action, warning, citation, property seizure or arrest
- (B) If warning or citation was issued, the warning provided, or violation cited;
- (C) If an arrest was made, the offense charged;
- (D) If the contact was a traffic stop, the information collected, which is limited to the driver;

- (VIII) The Actions taken by the peace officer during the contact, including but not limited to whether;
  - (A) The peace officer asked for consent to search the person, and, if so, whether consent was given
  - (B) The peace officer searched the person or any property, and, if so, the basis for the search and the type of contraband or evidence discovered, if any;

CRS: 24-31-903(2)(c) Data related to contacts conducted by peace officers

- (C) The peace officer seized any property and, if so, the type of property that was seized and the basis for seizing the property;
- (D) A peace officer unholstered a weapon during the contact; and
- (E) A peace officer discharged a firearm during the contact;

- (d) All instances of unannounced entry into a residence, with or without a warrant, including (the same demographic information as before)

ATTACHMENT L

TOWN OF CARBONDALE
511 COLORADO AVENUE
CARBONDALE, CO 81623

Board of Trustees Agenda Memorandum

Item No: 10
Attachment: L

Meeting Date: July 14, 2020

TITLE: 579 Main Street Lease

SUBMITTING DEPARTMENT: Managers

Attachments: Temporary Lease Agreement

BACKGROUND:

The current COVID-19 pandemic has created the need to social distance in our downtown area. 579 Main Street is the grass lot across from Peppino's and is owned by Eastwood Carbondale Investors LLC.

DISCUSSION:

The owners of 579 Main Street have been approached by various local groups to utilize the grass area for outdoor activities. The Town has been in discussions to temporarily lease the property (7/15-10/15) and manage it as public space. The plan is to put some picnic tables and trash cans on the lot after Mountain Fair and make the property available for dining for takeout and general public use. The Town would be responsible for maintenance during this time period.

RECOMMENDATION:

Town Staff recommends approval of the following motion: "Move to approve the Temporary Lease Agreement with Eastwood Carbondale Investors LLC "

Prepared By: Jay Harrington

JH
Town Manager

TOWN OF CARBONDALE, COLORADO

TEMPORARY LEASE AGREEMENT WITH EASTWOOD CARBONDALE INVESTORS LLC

This Lease Agreement is made effective this ___ day of _____, 2020 by and between Eastwood Carbondale Investors LLC, a Colorado limited liability company, with an address of 0133 Prospector Road, #4102, Aspen CO 81611 ("Lessor"), and the Town of Carbondale, a Colorado home rule municipal corporation, with an address of 501 Colorado Ave., Carbondale, CO 81623 ("Town").

WHEREAS, Lessor is the owner of a vacant property located at 579 Main Street, Carbondale, Colorado, which property is legally described as Lot 2 of the Berry Exemption Plat and is taxed by the Garfield County Assessor as Parcel No. 239334300075, consisting of approximately 18,992 square feet (the "Parcel"); and

WHEREAS, the Town desires to lease the Parcel for public open space purposes including recreation, public gathering, community dining and picnics, and landscaping; and

WHEREAS, Lessor is agreeable to leasing said Parcel to the Town for said public purposes so long as Lessor has no immediate need to utilize this property in its business operations; and

NOW, THEREFORE, in consideration of ten dollars and of the mutual covenants and conditions set forth in this Lease Agreement, the parties agree as follows:

1. Lessor hereby leases the Parcel to the Town for public park purposes including community dining, picnics, and associated landscaping. The Town may install, operate or repair infrastructure for irrigation purposes on the Parcel as may be required, and plant and/or or maintain vegetation and landscaping thereon, provided that such shall be at the Town's cost. The Town may also place benches, trashcans, picnic tables, lighting, or other items on the Parcel. In connection with public festivals or other public recreational events held in Carbondale's downtown area, the Town may also place temporary structures upon the Parcel, such as entertainment devices, recreational equipment, trashcans, or portable restroom facilities.

2. During the term of this Lease Agreement, the Town shall maintain all installed infrastructure in a clean, orderly and attractive manner. After any recreational events in which the Parcel may be incidentally utilized by the public, the Town shall promptly clean and pick-up any resultant litter or trash, and/or restore any other consequential damage which may have resulted from the same. The Town shall also ensure that any litter or trash from daily use of the Parcel for community dining or picnics is regularly picked up and disposed of.. Town agrees to comply with and abide by all applicable federal, state, county and municipal laws and ordinances, in connection with the occupancy and use of the Parcel. No illegal drugs or controlled substances are permitted on the Parcel. Town agrees to refrain from using the Parcel in any way that may result in an increase of the rate or cost of insurance on the Parcel. No hazardous or dangerous activities are permitted on the Parcel.

3. The term of this Lease Agreement shall commence on July 15, 2020 and extend until October 15, 2020, provided that either party may terminate with thirty (30) days prior written notice.

4. Upon termination, the Town shall leave the Parcel in a clean and orderly condition and remove all fixtures, improvements and property that can be removed without damage to the Parcel. The Town may remove any irrigation equipment installed on the Parcel by the Town.

5. The Town is a member of the Colorado Intergovernmental Risk Sharing Agency (CIRSA) and as such participates in the CIRSA Property/Casualty Pool ("CIRSA Coverage"). Copies of CIRSA's policies and manual are kept by the Town and available to Lessee for inspection during normal business hours. Throughout the term of this Lease Agreement, the Town agrees to maintain, at its own cost and expense, CIRSA Coverage applicable to the Parcel and operations of the Town, which the parties agree shall at all times include the Town's occupancy and the Town or the general public's use of the Parcel as a public park pursuant to the terms of this Lease Agreement. Additionally, Lessee shall be added as an additional insured on the Town's CIRSA Coverage. The Town shall also procure and keep in force at its own expense Workers Compensation insurance to the extent required by applicable Federal and State law. Certificates of Insurance evidencing the required coverage and provisions herein shall be available to the Owner upon request. Notwithstanding the foregoing, nothing in this Lease Agreement shall be interpreted as a waiver of governmental immunity, to which the Town would otherwise be entitled under § 24-10-101, et seq., C.R.S., as amended.

6. Upon termination of the Town's use of the Parcel for the above-described purpose, title to the Parcel shall remain in the name of the Lessor, its successors and assigns, free and clear of any claim by the Town.

7. Town shall promptly, but in no event not later than forty-five (45) days after the filing thereof, remove of record any liens filed by any contractor, subcontractor, or materialman in connection with the activities contemplated under this Lease Agreement.

8. In the event of any alleged breach or default under this Lease Agreement, the party claiming the alleged breach or default will give written notice to the other party specifying the alleged breach or default. The other party shall have five (5) days within which to cure any alleged breach or default, or if the alleged breach or default is not reasonably capable of being cured within such 5-day period, the other party shall commence to cure within such 5-day period and promptly and diligently pursue completion of the cure of thereafter within no more than thirty (30) days. In the event of an uncured breach or default, and either party deems it necessary to take legal action to enforce or defend any part of this Lease Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees and other costs incurred in such action or proceeding, in addition to any other relief to which such party may be entitled. In any such proceeding, all parties waive their right to demand a jury. The sole venue for resolution of any such dispute shall be the District Court in and for Garfield County, Colorado.

9. The terms and conditions herein contained shall be binding upon and inure to the benefit of the successors and assigns of the parties hereto. This Lease Agreement shall not be recorded in the real estate records. This Lease Agreement shall be construed in connection with

the laws of the State of Colorado. If any provision of this Lease Agreement is held by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Lease Agreement shall continue in full force and effect and shall in no way be impaired or invalidated, and the parties agree to substitute for the invalid or unenforceable provision a valid and enforceable provision that most closely approximates the intent and economic effect of the invalid or unenforceable provisions. This Lease Agreement contains the entire agreement and understanding of the parties with respect to the subject matter hereof and cannot be amended or modified except by a written agreement executed by each of the parties hereto. The Section captions and headings used in this Lease Agreement are inserted herein for convenience of reference only and shall not be deemed to define, limit or construe the provisions hereof. This Lease Agreement may be executed in one or more counterparts, each of which, for all purposes, shall be deemed an original and all such counterparts, taken together, shall constitute one and the same instrument. Signatures hereto may be evidenced by facsimile transmission, the same of which shall be treated as originals.

EASTWOOD CARBONDALE INVESTORS LLC
a Colorado limited liability company

BY: SUMMERHILL PARTNERS, LLC,
as Manager

BY: _____
Its Manager

TOWN OF CARBONDALE
a Colorado home rule municipal corporation

BY: _____
Dan Richardson, Mayor

ATTEST:

_____
Cathy Derby, Town Clerk

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MINUTES
ENVIRONMENTAL BOARD
May 20, 2020

CALL TO ORDER
Colin Quinn called the virtual meeting to order at 4:00 pm on May 20, 2020.

ROLL CALL
The following members were present for roll call:

E-board Members:	Colin Quinn, Chairperson Sandy Marlin, Member Jim Kirschvink, Member Frosty Merriott, Member Pat Hunter, Alternate
Town Staff Present:	Mark O'Meara, Staff Liaison Heather Henry, Board of Trustees Liaison Kae McDonald, Boards and Commissions Clerk
Guests:	Alyssa Rydell, Evergreen Zero Waste Phi Filerman, CORE Representative Tamara Haynes-Norton, Guest Summer Scott, Guest

CONSENT AGENDA
Motion Passed: Sandy ***moved*** to approve E-board meeting minutes from February 2020. Colin ***seconded*** the motion, and it was ***unanimously approved***.

PERSONS PRESENT NOT ON THE AGENDA
Colin informed the EBoard members that Oni Butterfly is moving to Durango, and is resigning from the Board.

Summer Scott mentioned that his group has been concerned about 5G science denial. He is interested in having further discussions that highlight the pros and cons of 5G. Colin replied that KC Nau had presented a brief overview of the negative aspects of 5G on human physiology at the last meeting. He agreed that it is a topic worth spending more time on in future meetings.

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CORE UPDATES
Phi Filerman updated the EBoard on current CORE activities. On the regional level, in partnership with CLEER and Walking Mountains Science Center, CORE on a was awarded a DOLA grant earlier this year. Specifically she talked about one component, helping municipalities to apply for a "SolSmart" designation. A SolSmart designation sends a signal to solar companies that a community is "open

for solar business." It provides official recognition that a community has worked to remove obstacles to solar energy development, helping attract economic development and new jobs. Local governments achieve designation by meeting objective criteria to show they have removed obstacles to solar energy growth. This includes evaluating local processes for permitting, planning and zoning, and market development and finance. SolSmart also recognizes communities for other activities such as outreach and their work to improve resilience. Communities that achieve designation are recognized as SolSmart Gold, Silver, or Bronze. CORE's goal is to achieve a SolSmart designation for 10 communities in their service area. Carbondale already has it's SolSmart designation.

Holy Cross is starting a pilot program for residential battery storage. They are exploring whether residential storage can be accessed as back-up power in case of an emergency.

CORE is working on an OpEd to make the argument that a community's climate action plan should be part of any Covid-19 economic recovery strategies.

The Town of Basalt is exploring environmentally-friendly ways to heat the new swimming pool. One option is a solar thermal system with a storage tank, and backup electric heat pumps.

Questions/Comments:
Heather encouraged all of the board members to fill out the Aquatic Master Plan survey and push for energy-efficient operations.

DISCUSS HOW TO INTEGRATE ENVIRONMENTAL CONCERNS INTO NEW NORMAL AS A RESULT OF COVID-19

Colin opened up the floor for board members to express any ideas or concerns that have been prompted due to the Covid-19 pandemic and resulting changes in how business is being conducted. He also welcomed ideas for longer-term sustainability in the "New Normal" and how the EBoard might support the Carbondale Emergency Task Force.

Heather indicated that she is a neighborhood liaison for the Emergency Task Force. Because the task force has been fairly reactionary in terms of health safety, she wasn't sure how it might integrate into the "New Normal." She was concerned about the volume of plastics being used because of the current take-out or delivery options available to restaurants.

Sandy shared Heather's concern, and feels like the plastics reduction initiative has been set back at least one year--restaurants are going to have to evolve from merely surviving to making a profit and thriving again before they will be in a place to consider the extra costs involved in using compostable items.

Alyssa pointed out that funding for recycling in general may be diverted. She suggested looking at supporting initiatives that are already in place, as well as

supporting smaller steps that can help maintain momentum towards plastics reduction. She suggested that the EBoard bag fund might be used to help businesses purchase environmentally-friendly dinnerware for takeout options.

Frosty shared his concern that attention has been diverted from climate change, and that messaging should capitalize on visible changes in air quality due to the reduction in driving. He encouraged board members to attend Trustee meetings and maintain focus on plastics reduction and food security. He also suggested that the EBoard support to Student Trustee on any climate issues.

Summer would like to see the Emergency Task Force stay active indefinitely and focus on climate change and the economy. He also mentioned that he is working on building an electric bike that can function as a cargo/people hauler, and would address Covid-19 concerns focused on moving people from one place to another and would help reduce reliance on vehicles for local deliveries.

Pat felt like the current plastics reduction initiative might need to be tabled until businesses are financially stable again. He suggested finding more light-hearted ways to bring focus to climate issues like promoting the pika—whose habitat is at risk as the planet warms—as the TOC animal, and the Dipper as the TOC bird.

Heather picked up on Alyssa's idea of providing some financial support to businesses as a way to balance the disparate costs between plastics and compostable dinnerware/compost service.

Colin wondered about the logistics and budget of such a program, and cautioned that the Town Manager should be included in such a discussion before it goes too much further.

Pat suggested that the EBoard could establish a program that awards and rewards businesses for doing the right thing, even under the current circumstances.

UPDATE ON FOOD SECURITY EFFORTS AROUND COVID-19

Colin pointed out that a number of people have been working on various aspects of food security and how the current situation has highlighted the need for locally available food. He pointed out that the Emergency Task Force has created a food resiliency campaign with current information on getting a garden started (https://www.carbondalegov.org/CETF%20Food%20Resiliency%20Campaign).

Heather indicated that the BOT is willing to work with groups interested in this topic, but they do need some direction. She also pointed out that the BOT doesn't control zoning and PUD covenants, but she encouraged anyone interested in this topic to build on what is already in place and successful.

Alyssa asked if it was possible for the TOC to create a relationship agreement with local farmers and ranchers so that the food needs of the valley were addressed first, with any excess sold elsewhere.

Mark also suggested a change in the supply chain, so that food meant for the restaurants could be re-directed to the community when needed.

STATUS OF PLASTIC REDUCTION EFFORTS

Heather shared the LBA spreadsheet as an attachment to the packet. LBA is currently in the first phase of the contract, which is the background research and comparable costs. They are currently engaged in researching entities that are actively promoting plastics reductions and looking at initiatives that might be applicable in Carbondale. They are also focusing efforts on where initiatives can come into play that will have the greatest impact on the waste stream. This endeavor has a large education component and will need to provide good information on the economic impacts of reducing their reliance on plastics.

The next phase of the project will be to identify stakeholders and how to get the information out to the community. The question currently being considered is if and/or how much of the project to put on hold. The current consensus on the BOT is that since the consultants are between Phase I and Phase II of the contract, it might be beneficial to wait a couple of months and see what happens with the Covid-19 situation.

Questions/Comments:
Colin thought the LBA information is useful and can be referred to moving forward. He wants to be strategic with the next phase.

Sandy agreed with Colin, and would like to see some type of reward for those businesses doing the right thing even in the midst of the current situation.

Tamara also liked the idea of praise.

Frosty also agreed, and would also like to recognize and/or reward businesses for doing the right thing.

Pat also agreed with the other board members and would also like to see some type of reward or aid for businesses.

LOVE ZERO WASTE SEARCH APP AND WEBSITE

Alyssa provided a brief presentation on a new recycling app sponsored by Evergreen Zero Waste. The app can be loaded onto a smartphone, and there are currently over 300 items that can be researched. It is a live app, so the list is constantly being updated and is applicable throughout the Roaring Fork and Colorado River Valleys. She is hoping to have a search engine box added to the EBoard website.

DANDELION DAY PLANT SALE UPDATE

Natalie Rae was not in attendance, but Colin pointed out that Mana Foods has been hosting eight different plant vendors on different days. The turnout has been amazing, with long lines on many of the days the vendors have been set up.

ADJOURNMENT

The May 20, 2020, regular meeting adjourned at 5:55 p.m. The next regular meeting is scheduled for June 22, 2020 at 6:00 pm.

Respectfully submitted,
Kae McDonald

MINUTES

CARBONDALE PLANNING AND ZONING COMMISSION

Thursday June 11, 2020

Commissioners Present:
Michael Durant, Chair
Ken Harrington, Vice-Chair
Jay Engstrom
Marina Skiles
Nick Miscione
Erica Stahl Golden (2nd Alternate)

Staff Present:
Janet Buck, Planning Director
Mary Sikes, Planning Assistant
Kae McDonald

Commissioners Absent:
Jeff Davlyn
Jade Wimberley
Nicholas DiFrank (1st Alternate)

Other Persons Present Virtually
Angela Loughry, Architect
Mark Chain, 811 Garfield Avenue
Michelle Oger, Director, Blue Lake Preschool
Riley Soderquist, Carbondale Center Place
Jack Schrager, Carbondale Center Place
Yancy Nichol, Engineer
Michael Noda, Architect, 3560 Walnut Street, Denver, CO
Daniel Wilde, Architect, 3560 Walnut Street, Denver, CO
Andrea Korber, Architect
Dr. Ronald Stein, 1624 W. Olive Avenue, Burbank, CA

The meeting was called to order at 7:00 p.m. by Michael Durant.

March 21, 2020 Minutes:
Ken made a motion to approve the March 21, 2020 minutes. Jay seconded the motion and they were approved unanimously.

March 28, 2020 Minutes:
Jay made a motion to approve the March 28, 2020 minutes. Marina seconded the motion and they were approved unanimously with Nick abstaining.

Resolution 4, Series of 2020 – Minor Site Plan Review and Special Use Permit/ADU – 415 Sopris Avenue

Ken made a motion to approve Resolution 4, Series of 2020, approving the Minor Site Plan Review/Special Use Permit at 415 Sopris Avenue. Nick seconded the motion and it was approved unanimously.

Public Comment – Persons Present Not on the Agenda
There were no persons present to speak on a non-agenda item.

VIRTUAL CONTINUED HEARING – Special Use Permit for Large Day Care and Fence Variance
Location: 55 N. Seventh Street
Applicant: Blue Lake Preschool

Janet stated that the P&Z considered this application at the May 28th meeting and after discussion the Commission continued the hearing for tonight. She said that the applicant did get the plans revised and submitted to the Town by the deadline and if fact they were early. She said that the comments reflected all the requests made by Staff, having all of the parking in the alley be head-in. She said that they meet the parking code with the parking on site without the parking from CMC. She said that they do have some compact spaces but that there is an extra strip of land behind those spaces so we could consider those in compliance.

Janet said that the Public Works Director reviewed the new plans and that he recommended approval, with the alley parking looking great.

Janet said that there was a fence variance that's related to this application, which was discussed at the last meeting and that the Commission seemed to agree in the increase of six inches in height was acceptable.

Marina said that after going through the minutes and the Staff report that it is very clear and that she appreciates all of the background information.

Mark Chain said that Janet covered things very well and that he had nothing of importance to say.

Angela Loughry said that we are mainly here to answer any questions about the re-arranged parking and new plan that we are proposing.

Jay said that he appreciated the applicants working with us on the P1 and P2 parking spaces. He asked if there was extra space behind the compact parking so that cutting out some of the playground and addition could be avoided.

Angela explained that making the spaces sixteen feet that we didn't lose one infant capacity. She said that it was more about turning radius and being able to turn into that space is how that came about.

Erica said that her question was similar to Jay's and that she wanted to know if there were any consequences for adjusting the parking to be head-in. She asked if the future plans for the playground area were impacted.

Angela said that they were able to keep all of their capacities in our future. She said everything got a little smaller, including playground spaces and that we were still able to maintain the teachers' areas.

Michael said that it is worth while saying that a daycare center is a use that the code considers to be a special use and provides special scrutiny and that Staff had some legitimate concerns with the parking in the original application. He said that he believes that they have been adequately addressed now. He said that we talked about the variance and that the variance meets all of the criteria that are required.

Motion

Ken made a motion to approve the Special Use Permit for a Large Day Care, including approval of the fence variance and approving five parking spaces to back directly into the alley right-of-way with the conditions and findings in the Staff report. Jay seconded the motion and it was approved unanimously.

Michael stated that this application could be appealed and that the Commission looks at whether an application complies with the code and as such we are compelled to grant your request.

Michael thanked Angela and Mark for getting the parking situation resolved.

VIRTUAL HEARING – Zone Text Amendment to Section 5.8, Off-Street Parking Unified Development Code (UDC) – Self-Storage Facilities
Location: Town Wide
Applicant: Town of Carbondale

Janet said that this is a public hearing and that the Planning Commission did discuss this at two other meetings. She said that at the first one in February that we all agreed once we started looking at the off-street parking requirements for self-storage facilities that they were vey high. She said that in March that she brought back an idea for a recommendation for a change in the amendments based on the comparisons from other municipalities that had been put together by Jack and Riley. She said that at the March meeting the Commission discussed that there might be different parking requirements based on whether it is an external unit or an internal unit. She said that it was because the external units would have parking in front of the garage doors.

Janet said that the Commission asked her to bring back a hybrid and that she included three scenarios in the Staff report. She said that one is the existing UDC requirements where she took a 92,900 square foot building and divided it by our current parking requirements which required seventy-four parking spaces, which we all agreed was too high.

Janet said that scenario two which is one parking space for four thousand square feet for internal units, with one base space plus one parking space per one hundred external units. She said that she calls this her hybrid scenario.

Janet said that scenario three was no differentiation between the unit type where you start with five parking spaces and then you have one parking space for every sixty units, whether it's internal or external. She said that scenario two and three came out fairly close.

Janet said that she likes the simplicity of scenario three but that she is open to the Commission's discussion and that she knows that it is a big difference between internal and external.

Janet said that she has included red lines for both scenarios. She said that she has a motion in the Staff report but that she left the motion blank. She said that she recommends approval of the zone text amendment for the off-street parking requirements as shown in scenario two or three. She told the Commission to feel free to make adjustments to the two scenarios.

Jay asked with the internal units that is it only accounting for the square footage and not the number of units. He said that this is something to consider.

Janet said that looking at the parking comparison that she took that from what other communities do and that they all look at the square footage. She said that Prescott is one per four thousand, Kearney, Nebraska was one per five thousand, Ogden, Utah one per five thousand. She said that in a lot of communities that parking is really minimal.

Riley Soderquist stated that the scenarios that Janet has laid out are good and at this point we would like to hear what the Commission thinks about it. He said that Jay brings up a good point about counting the units instead of looking at square footage alone. He said that what we are looking for is a reduction based on what it is now.

Jack Schrager said that the only thing he would add is that we looked at a comparison to what other municipalities do as well as data from the existing Sopris Self Storage and the number of existing units as a benchmark for demand. He said that we propose a solution based on the number of units because we have more data on that, but we are open to whatever the Commission decides is a good solution.

Michael said that if we were to go to a unit base opposed to a square footage base how would the unit distribution work. He said where do we stand in terms of the number of small units that are easy and cheap to rent verses the number of super large units that still won't generate a lot of traffic but constitute a lot of square footage but are in less demand.

Jack said that they haven't had a lot of detailed discussions with Dr. Stein about the planned unit mix is. He said that from the discussions that they have had that the incremental units will have a somewhat similar unit mix as the existing ones. He said that we looked at the maximum number of cars that were in the facility each day over the course of several months, which were indicative of the demand for internal units because the number of visitors is independent of what the parking setup is. He said that

he thinks what we proposed should be sufficient based on the data that we have. He said that Janet's proposal is more conservative than what we proposed.

Ken said that he may be referring to both scenarios.

Dr. Ron Stein, **1624 W. Olive Avenue, Burbank, CA** said that each unit is usually around a hundred and fifty square feet.

Michael said that is 10 x 15 and that 10 x 10 is about the normal size out at Carbondale Storage out in the county on 100 Road.

Michael asked Jack and Riley if there would be any preference to units verses…you said that Janet's proposal was more conservative but that you think that the numbers could come down a little more.

Jack said that we are very happy with what Janet proposed and if that's approved, we have no issues. He said that Janet's recommendation would require more parking than we originally proposed.

Andrea Korber, **57 Village Lane** said that she supports the proposal.

Motion to close the comment portion of the public hearing

Ken made the motion to close the comment portion of the public hearing. Marina seconded the motion and it was approved unanimously.

Ken said that he agrees with the applicant and that he likes the reduction but that we are asking for more parking than is needed. He said that it is an inconvenience to the community to have too few parking spaces and it is also an inconvenience to have too many parking spaces. He said that they still have a requirement for a loading zone because of the nature and size of the building.

Janet said yes.

Ken said so that is why we are getting up higher than we should. He said that he is leaning towards scenario two because this is for all varieties of self-storage and some might be mixed, and some might be external only. He said that external only do not generate a lot of parking requirements because there is a parking space in front of each of the garages. He said that if you go to scenario three you are going to have five spaces plus one based upon the units and then you will have quite a few parking spaces that you don't need for an external storage facility. He said that he would say go to one space to either five thousand or six thousand for the internal units. He said that for the external units three plus one per one hundred.

Jay said that he agrees with Ken and that he hates excess parking so if we could cut down on unnecessary parking that he is all for it. He said that he likes the idea of scenario three, scenario two makes sense to separate the internal from the external but how much of a difference it really makes. He said that having a minimum of six spaces

seems a little high, five spaces plus one for every sixty so if you had fifty units that's six parking spots. He said that he would propose scenario three, but we have four spaces plus one for every hundred.

Erica said that what Jay described makes some sense to her and that she's had plenty of storage units in town and that she was just trying to think of how often there are many cars. She said that there haven't ever been many cars. She said that she would be on board with reducing the number and that she understands there needs to be a basic number and accessible spaces as well. She said that she would be on board with what Jay just mentioned.

Nick said that he was in favor of scenario three over two simply because it's easier to follow. He said that he is in favor of simplifying the code wherever possible, the language of the code. He said that he does agree with Ken that five space base may be a little too high but that he thinks that scenario three is sufficient.

Marina said that she agrees and that scenario three is her favorite, in light of what we approved two weeks ago, which is a vast amount of parking over by City Market. She said that creating a space that's actually what people will use day to day in a realistic manner is more amenable to what we are trying to achieve in Carbondale. She said that she appreciates the efforts to minimize the parking. She said that she likes Jay's model of modified version three of what Janet put together.

Michael said that for a short time this year that he rented a space at Carbondale Mini Storage, which is out on 100 Road out of town in the county. He said that it is a pretty large facility with all external units, and he seemed to recall that near the office that they had four or five spaces for customers with three or four spaces for staff. He said that inside of the security zone where the storage units were there was no parking, everyone parked in front of their unit. He said that is the kind of direction that we would go in taking a bare bones approach to it.

Further discussion ensued on the number of parking spots required.

Motion

Ken made a motion to approve the zone text amendment to revise off-street parking requirements for the "Self-Storage Facility (mini-storage)" using category as shown in modified Scenario three, three spaces and one per one hundred. Jay seconded the motion and it was approved unanimously.

VIRTUAL HEARING – Rezoning
Location: 900-958 Highway 133 and 1201 Colorado Avenue (Sopris Shopping Center and Sopris Shopping Center and Sopris Self Storage
Applicant: Carbondale Center Place LLC by Mark Chain

Janet said that this is an application for a rezoning and that the Commission is required to hold a public hearing and make a recommendation to the Board to approve it with conditions or recommend denial. She said that this parcel is the Sopris Shopping Center

and also the Stein Mini-Storage just to the east of it. She said that it is a little over four acres. She said the proposal and long term plan is to demolish the Sopris Shopping Center and keep the mini-storage units as they stand and put a mixed-use building on the west side of the property with seventy-six residential units and ten thousand square feet of commercial. She said that they would build a new self-storage facility to the west of the existing self-storage facilities.

Janet said that right now the property is zoned PC on the west side and that is an obsolete zone district. She said that the mini-storage section is zoned Stein Mini-Storage PUD. She said that even though there are two zone districts on this property there is no boundary because it is one lot. She said that the rezoning is what is in front of you. She said that what she did as she was reviewing the application is that she ran through all of the development parameters to make sure there were no fatal flaws in the number of units, setbacks, common open space. She said that she did this to provide feedback as far as the development standards. She said that this is a rezoning and that they are required to submit a conceptual plan. She said that if they go to the Board and if the rezoning is approved, then they would come back with another submittal with the Subdivision to divide the west side of the property, which would be the mixed-use side from the east side or the self-storage side. She said that they would come back with Major Site Plan Review at that point. She said that an important part of the rezoning process is this is when you provide direction on the conceptual plan and provide them feedback so when they put together their Major Site Plan Review application they can take all of that in.

Janet stated that this zoning is considered New Urban in the Comp Plan. She said that we have rezoned 1201 Main Street and Lot 1 to the Mixed-Use recently. She said that other consideration of rezoning is that we are trying to get rid of Planned Unit Developments (PUD's).

Janet said that she won't go over all of the development standards because the applicants are going to show an extensive presentation on the design of the building. She said that she likes a lot of design of the building, the commercial along Colorado Avenue, south side of the mini-storage looks great and that it looks like the downtown mercantile. She said some of the larger hot spots that she picked up is the length of the mixed-use building. She said that she included a comparison of some of our larger buildings. She said that this proposal is at 385 feet in length and that the old City Market is 289 feet and Sopris Liquors is about 223 feet. She said that there needs to be some visual relief along the highway and that the building will be ten feet from the property line.

Janet said that the private common open space for the mixed-use building needs to be shifted so that it's closer to the mixed-use building. She said that, if the building were separated into two buildings, they could put the open space somewhere in between there.

Janet said that the building design itself, there is commercial on the north and south sides. She said that on the ground floor there are residential units and that a suggestion

for the development team would be making it look a little more like commercial, like live-work or that type of use.

Janet said that overall, she is supportive of the rezoning application and that we have been trying to go to Mixed-Use and get rid of the PC zone district as well as PUD's.

Janet said that she would like to see some changes in the building design and the private common open space.

Ken asked if we approve the recommendation how do we separate the rezoning from the Preliminary Site Plan Review.

Janet said that was is strictly before you is the rezoning and that the there is no action on the Site Plan Review. She said that is more to think about what the code says as far as development standards to understand what the code is trying to achieve.

Janet said that she put the criteria in the Staff report and that she is going to point out what is important is if the Commission feels the design needs some changes it can be conditioned to make those changes.

Marina asked if there is a separate hearing for the private outdoor space and the architecture.

Janet answered yes.

Marina asked if we give those comments now so they can come back with…

Janet said yes.

Marina clarified that we could approve the rezoning if we decide to and that we can give suggestions on how this can be improved so that it will be approved in the future.

Janet said yes.

Ken asked if they would be suggestions or would they be conditions.

Janet said that they could be conditions especially with the bigger ones, mass and scale.

Ken said that it takes time to develop the language for a condition.

Jay suggested that if we just make recommendations that it gets the point across for what we would approve and what we wouldn't approve.

Erica asked if there would be a presentation and that she was just trying to catch up because she was new.

Jay asked if they are subdividing into one mixed-use and one commercial space or is it still one lot.

Janet said that it is still one lot, half would be mixed-use, and half would be CT. She said that what we would do is have the rezoning contingent upon approval of the Subdivision and Major Site Plan Review. She said that it is kind of a two-step process and that down the road that lot would be split into two.

Jay asked what the zoning of the storage units that are to the east and would it make more sense to do a lot line adjustment instead of subdividing.

Janet said that it couldn't be a lot line adjustment because it is one lot and that it would have to be a subdivision.

Jay asked if the existing storage units were on the same lot.

Janet said yes.

Marina asked if rezoning the whole lot to Mixed-Use allows all of the function on one single lot.

Janet explained that the west side of the lot would be Mixed-Use, and the east side would be CT and that they would come back with a subdivision to create a lot down the zoning boundary.

Michael asked if the east side of the site where the mini-storage is located is currently zoned CT and will remain CT.

Mark Chain said that the storage is zoned Stein PUD.

Ken said that by doing this we will get rid of a PUD.

Michael said that the whole lot is zoned PUD and if this is approved the mini-storage will be zoned CT and where the shopping center is now will be Mixed-Use.

Mark said that it will be Mixed-Use and right now the shopping center portion is zoned Planned Community Commercial, the obsolete zone district.

Marina asked if we were rezoning and subdividing.

Mark explained that it will become a Major Site Plan Review equivalent to Subdivision Exemption with a lot split. He said that that the lot line is shown in your documents with a red line just to the west of the proposed storage building.

Michael said keep in mind that when you talk about a subdivision you have one site and that within the subdivision you have more than one site and that is not what we are doing here. He said that we are designating a site to having two different zone districts.

Nick asked if we are adding an unnecessary step and could we just do this during the Major Site Plan Review as opposed to breaking it up into two separate steps.

Marina said unless we use this as a resource to give them feedback.

Janet said that they will have a higher level of detail when they come back for the Major Site Plan Review. She said that the reason that they want to do the rezoning first is to see if people are even open to these concepts before they go into the detail and expense of creating the engineering that is needed for the Subdivision and Major Site Plan Review.

Michael said that if you look in the Staff report the bar for rezoning is pretty low. He said that the new zoning has to conform with the Comp Plan, and it can't screw anything up as well as a perceived benefit to the community. He said that it is important to do the rezoning first.

Mark Chain said that he is representing Carbondale Center Place and that the entire team is here. He said that the owner of the property is Stein Properties and that Dr. Stein is present. He said that Tom Siliano works with him. He said that we have Jack Schrager and Riley Soderquist from Carbondale Center Place. He said for the architecture neo Studio, Michael Noda and Daniel Wilde. He said that we have the engineers on the phone.

Mark said that the discussion with where the lot line adjustment fits in was very well spoken and that Michael hit it right on the head. He said why go and invest everything in the engineering and design when it's a lot of money. He said that with the Overlook, the Carbondale industrial park near Town Hall was a PUD in 2008 and the Public Works Director at that time wanted to know exactly what the vertical elevation was of the curve. He said that would have taken hundreds of thousands of dollars to get there and they spent almost that much any way. He said that tonight is the rezoning and that the Commission is the recommending body and that the Board will be the decision maker. He said that assuming that the rezoning is approved then there will be a Major Site Plan Review with a Subdivision Exemption and a couple of other minor application like a Conditional Use Permit for storage or Alternative Compliance related to landscaping. He said that this is difficult to focus on the rezoning but not getting into the weeds of the Major Site Plan Review. He said that we do want to hear your ideas or fatal flaws and that we are pretty confident. He said that at the end of the night we want to come back and focus on the rezoning element itself.

Mark said that the Sopris Shopping Center itself was the main commercial driver back in the town in the sixties. He said that it started out as a lumber yard and in the early eighties it was where the grocery store was. He said that the shopping center has evolved over the years and that the supermarket moved to where it is now. He said that the shopping center is about thirty thousand square feet. He said that the storage came in, in the late eighties, and that it is about twenty-six thousand square feet. He said that the main building is about fifteen feet and the other buildings are about eleven feet.

Mark said that the New Urban is what the Planning Commission used to help formulate a lot of the zoning dimensional criteria for the Mixed-Use zone district. He said to be pedestrian bike oriented, with parking behind and buildings up close to the sidewalks and streets.

Mark said the concept itself for the mixed-use area where the shopping center is now is going to change to Mixed-Use zoning and we think that it complies with the Comp Plan and UDC. He said that the residential total is seventy-six units and two commercial pods. He said that Janet did have some concerns or brought up the fact that there are weighted towards efficiency apartments and one-bedroom apartments. He said that part of that is because some of the recent approvals out on west Main Street in Carbondale is almost fifty percent two- and three-bedroom mix. He said that some of the rental areas in Carbondale have a lot of your larger condominiums and houses. He said that smaller units seem to be in demand from what has been approved in Glenwood Springs, which seems to be filling up quite quickly.

Mark said that we think that this whole development will conform with the Highway 133 access plan. He said that it makes it safer for the entry from Colorado Avenue.

Mark said that the self-storage would be changed to CT zoning. He said that CT does allow a buffer from the industrial properties to the north and the multi-family to the east and south. He said that the good thing about the commercial transitional zoning is that that for some reason there is a need or desire to move that from storage or something else it could be commercial or residential. He said there would be one new building being constructed.

Mark said that there were details in the packet of comparisons to the Comp Plan. He said that we went through the points and that we meet the standards. He said that the connectivity talks about having a lot of connections out to the Highway 133 bike path. He said that one of the comments was that there are eleven sidewalks coming out to that path and is that what you really want.

Mark said that we think that we comply with the Comprehensive Plan, which is one of the largest criteria.

Mark said went over the rezoning approval criteria. He said that we have addressed this for both the Mixed-Use area and for the storage area.

Mark said that we may be a little short on what the common open space requirement is right now where the large area open space area is in the interior of the project is. He said for the total open space we are around twenty-two thousand square feet or about twenty-five percent landscaping for the entire Mixed-Use project.

Mark said that regarding Janet’s concerns of the length of the building and being close to the highway that is one of the reasons for the design standards for a change in materials and texture. He said that he thinks that all of the standards will be met. He

said that he isn't sure about the live/work concept and that the Mixed-Use zoning does allow changes in the use as necessary to have flexibility.

Mark said that regarding suggestions verses conditions for some kind of approval, he said that he would like to keep those to suggestions so that if for some reason the design changes, what is a condition may be difficult to meet.

Michael Noda at neo Studio, 3560 Walnut Street, Denver CO thanked Janet for her comprehensive report. He said that she was very open to the development group to sit down and go over concepts as we designed them and that she gave us really good comments. He said that based on her comments and engineering requirements for the site is what we are going to present in concept today. His presentation included the following;

- Current zoning and proposed changes to the zoning.
- Site plan showing the division of the Mixed-Use and CT zone districts.
- Retail locations to the north and south of the Mixed-Use project.
- Entrances on Highway 133 and Colorado Avenue.
- CT zone's three existing buildings and the proposed new multi-level storage facility with the location of the elevators.
- Location of common open space in area with solar exposure.
- Architectural concepts with perspective from the highway.
- Connections to the bike path.
- The step back of the storage building to break up massing with stucco, brick, and metal paneling.

Daniel Wilde, Architect, 3560 Walnut Street, Denver, CO finished up their presentation showing the following;

- A 3D tour of the Mixed-Use building.
- The mercantile façade of the new storage building.
- An aerial view of the site showing the location of the buildings, parking, sidewalks, and the common open space.
- Elevations of the new storage building.
- Comparisons to surrounding properties and their sizing.

Mark Chain complemented naos for their sidewalks and pedestrian access.

Commission Discussion

- Egress/Ingress on Colorado Avenue with explanation from Yancy Nichol.
- Concern related to traffic flow to the north retail building.
- Types of business in commercial spaces.
- Need for loading and unloading to residential and commercial buildings.
- Noted the least amount of parking is near the retail buildings.

- Future plan of Industry Place with a round-about and the timeline of the Access Plan.
- Southern corner appears to almost touches the road.
- Length of building along Highway 133 and setbacks.
- Location of the retail buildings for pedestrian and bicycle access.
- Lumberyard design was so impressive, but we are not there yet with this.

There were no members of the public present virtually to comment.

Motion to close the comment portion of the public hearing

Ken made the motion to close the comment portion of the public hearing. Jay seconded the motion and it was approved unanimously.

Commissioner Comments

- Residential activity and front yards along the highway out of place and noisy.
- Triangle of outdoor space could use enhancement.
- Shared outdoor space better suited to the southern end of the property.
- Reverse gym and club room on the east with the residential units on the west.
- Distribution of massing along the highway.
- Residential on the east side opening to common open space and outdoor retail seating possibilities near parking makes more sense.
- Storage building is restricting options for mixed-use building.
- Walking across the parking lot to get to common open space lends itself to dog walking but not to a gathering space.
- Shared outdoor space seems like an after-thought.
- Jamming way too much on this site.
- Play area near parking lot is dangerous.
- More units with efficiency layouts generate more traffic than one- and two-bedroom units.
- Length of the building and changing the façade on the west side is needed, drop third or second floor.
- Reduce storage building size to help with connectivity and parking.
- More storage will be needed with smaller units.
- Effective green space is needed.
- Vegetation screening preferred over sidewalk connections.
- Elevate first floor.
- No snow storage area indicated.

- Triangular lot and new urban code hems you into what you do and it could be 100% residential.

Rezoning Comments from Commission

Ken stated that the rezoning is appropriate.

Jay agreed.

Marina said that she approves the rezoning.

Erica said that she agrees on the rezoning. She said is there a reason that the lot line needs to be straight.

Nick said that he is in favor of rezoning.

Michael read through the criteria for the rezoning.

Janet read another condition to add; Final approval of the rezoning is contingent upon approval of the Subdivision and Major Site Plan Review. She said that she had not included that in the report.

Michael said that the rezoning has value so if we approve the rezoning but if they can't make this project work, they still have something that is more valuable tomorrow than it is today. He said that if we make the rezoning contingent on the success of this project then a future buyer will have to come back in and bear the cost of rezone all over again.

Further discussion ensued about the rezoning process.

Motion

Ken made a motion to recommend approval of the rezoning with the four conditions and findings in the Staff report. Marina seconded the motion and it was approved unanimously.

Yes: Ken, Marina, Nick, Erica, Jay

No: Michael

Michael said that the condition regarding contingency is too much of a burden to the developer and that is wrong to tie this to what we want to have happen.

Michael thanked the applicants for all their hard work.

Further discussion ensued about lot lines and conditions.

Staff Update

Janet said that City Market is paving this week.

Janet said that we will be getting three building permits in for Lot 1 along west Main Street.

Janet said that they are almost done with the public improvements for City Market except the tie-in for Hendrick and Shorty Pabst.

Janet said that City Market is still looking at getting their CO within the next month. She said that once that City Market gets the parking lot paved then Lot 1 will start getting cleaned up, which will be great.

Janet said that the next meeting will be a little subdivision and Thompson Park condominiumization. She said that there will be another coming for a self-storage north of the substation.

Commissioner Comments

Marina said that the last application for the lumber yard was stellar.

Michael thanked the Commission and said that they all brought a unique perspective and that it's all going to be better as a result. He said that he is sorry if he got a little short about the traffic discussion but that was out of our purview.

Motion to Adjourn

A motion was made by Marina to adjourn. Jay seconded the motion and the meeting was adjourned at 10:00 p.m.

MINUTES
BIKE, PEDESTRIAN, AND TRAILS COMMISSION
June 1, 2020

CALL TO ORDER
Matt Gworek called the virtual meeting to order at 6:20 pm on May 4, 2020.

ROLL CALL
The following members were present for roll call:

BPTC Members:	Matt Gworek, Chairperson Ian Edlind, Member Laurie Loeb, Member Meg Plumb, Member Michael Gorman, Member
Town Staff Present:	Kevin Schorzman, Staff Liaison Ben Bohmfalk, Board of Trustees Liaison Kae McDonald, Boards and Commissions Clerk

CONSENT AGENDA
Motion Passed: Meg ***moved*** to approve the Bike, Pedestrian, and Trail Commission meeting minutes from May 4, 2020. Ian ***seconded*** the motion, and it was ***unanimously approved***.

PERSONS PRESENT NOT ON THE AGENDA
There were no persons present, not on the agenda, to address the Commission.

UPDATE FROM KEVIN: SHARING STREETSMART WITH ASPEN; STOP SIGN ON THE CRYSTAL RIVER TRAIL; PEDESTRIAN PATH BEHIND WHEEL CIRCLE; DEVELOPMENT PLAN FOR NEW CONSTRUCTION OF HIGHWAY 133
Kevin updated the Commission on two action items from May's meeting:

1) Pete Rice from the City of Aspen is willing to share their StreetSmart programming with the TOC. He will transmit it in editable mode so it can be tailored to the TOC needs;
2) TOC Public Works has re-installed the stop sign at the intersection of Highway 133 and Prince Creek.

He presented two items for the BPTC's consideration, the first of which was an historic pedestrian easement that crosses through Lot 7 on the original Roaring Fork Village plat. Lot 7 has subsequently been divided into two lots—E1 and F2—but the location of the pedestrian easement remains as plotted on the original plat. There is some ambiguity as to whether the easement is dedicated specifically to residents of

Roaring Fork Village or the general public. His recommendation would be to schedule time at a future BPTC to invite homeowners and discuss this topic further.

Matt indicated that this had been presented to the BOT by a nearby homeowner, and the BOT asked the BPTC to explore this in more detail. Ben mentioned that this has been on his radar for a long time, and that there are public access easements that are not being used by the public. He went on to say that the TOC purchased an easement to connect Industry Way with the Rio Grande Trail because of the situation along 8th Street.

The next step will be to obtain the TOC attorney's opinion. Kevin will provide Matt with further instruction on where the BPTC should go from here.

The second item for consideration is reviewing the Builders 1st Source development plan located in Lot 5A of the Carbondale Marketplace Subdivision. The plan was reviewed by the Planning and Zoning Commission during their latest meeting, and was forwarded to the BOT with a recommendation of approval. Part of the plan is to build a 10-foot wide asphalt trail that will connect the bike path along Highway 133 with Nieslanik Avenue at Shorty Pabst Way; the bike path will skirt the back side of the lot. A five-foot sidewalk will be constructed along the entire length of the lot in front of the building. The bike path will allow users to avoid a roundabout that may be constructed at Highway 133 and Industry Way at some point in the future (the roundabout is not part of the design plan currently under consideration), it will connect with existing trails into the downtown area, and will keep users from interacting with traffic at pinch points.

Questions/Comments:
Laurie expressed concern about potential interactions between pedestrians and cyclists along the proposed sidewalk. She also asked if there had been any traffic studies conducted specific to the Lot 5A development.

Meg also expressed concern about potential safety issues with the proposed fencing that will border both sides of the proposed bike path, as well as the isolated nature of the bike path. She also pointed out that the bike path on the west side of Highway 133 was a continuous lane, but as the Marketplace is getting built out, there are more cuts into the bike path, leading to more conflicts between trail users and vehicular traffic on both sides of Highway 133. She asked if there was a way to compromise, to keep trail users closer to general activity so there are more "eyes on the street."

Kevin pointed out that the benefit of the roundabout as it pertains to this design is that it will get 10 semis off the road sooner and eliminate the traffic back-ups that most likely would occur if the semis had to navigate the existing route.

Michael shared Meg's concerns, but could also understand the utility of getting the large trucks off Highway 133 more efficiently. He suggested that they might consider a pedestrian underpass at the Highway 133 and Industry Way roundabout.

Ben suggested that there needs to be a balance between the perceived lack of safety along the proposed trail and the inherent risks of trail users negotiating truck traffic.

Matt asked that Ben and Kevin lay out the BPTC concerns to the BOT when the Lot 5A plan comes before the Board for approval. Ben invited the members of the Commission to attend the BOT meeting as well.

PLAN FOR PEDESTRIANS AND CYCLISTS DURING COVID-19 RESTRICTIONS AND CONSIDER RECOMMENDATION TO CREATE SAFE LANES

Matt introduced this topic by summarizing the concerns of the Commission members about the crowded nature of the Rio Grande Trail and sidewalks and how difficult it is to maintain social distancing during the Covid-19 situation. The draft proposal was the result of debriefing discussions after the May BPTC meeting.

Laurie pointed out that Kevin's comment concerning the need for public input is valid. However, Niki's concern over the immediacy of the situation is also valid. She suggested seeing how the plan goes to restrict Main Street to a one-way street to allow restaurants more room to serve customers. She went on to say that there are a lot of changes happening right now, and this may not be the appropriate time to suggest something else.

Meg echoed Laurie's comments, but pointed out that the timing is critical. The challenge is how to do it right under the current time constraints, but also have people feel involved. She doesn't want to overwhelm Public Works and felt like a phased approach makes the most sense.

Ian was also in favor of a phased approach.

Michael brought up the possibility of unintended consequences, and also supported a phased approach.

Matt pointed out that this is not only an opportunity to react to a need, but also show that this really is a multi-modal community.

Ben mentioned that the Main Street modification was not unanimous from the business community's perspective. Given the bold measures outlined in the proposal, he was uncertain that this would gain a lot of support from the BOT. He suggested seeing how the Main Street modification works out and go from there.

Kevin underlined the necessity of engaging the public before moving forward with any form of road modification. He pointed out that over half of the 8th Street budget is for public process and converting two major arteries to one-way streets is a significant change. He also pointed out the need to consider emergency access and how people would access their property for parking.

Matt responded by suggesting an intermediate step in which the BPTC presents this to the BOT as a discussion point. If the Covid-19 situation continues, put a more formal proposal together for BOT consideration.

Ben indicated that he would report on the proposal at the next BOT meeting and ask for a straw poll to see if there is interest in the BPTC pursuing the topic.

Matt would like to present something more concrete.

Meg also responded that the proposal is coming from the bike/pedestrian community and the motivation for the street modifications are different than those for modifying Main Street. She pointed out that the Covid-19 situation is more urgent and that there isn't time to advertise for a consultant or appropriate a budget to address this proposal.

Matt wrapped up the discussion by asking for signage to remind cyclists to refrain from riding on the sidewalk. He asked Ben to present the idea to the BOT, and if there is a positive reception, to consider holding a special meeting to focus specifically on the proposal.

ADJOURNMENT

The June 1, 2020, regular meeting adjourned at 7:40 p.m. The next regular meeting is scheduled for July 6, 2020, at 6:00 pm.

Respectfully submitted,
Kae McDonald

MANAUS

Dear Town of Carbondale Trustees,

Thank you for your contribution, via Aspen Community Foundation, to the Emergency Fund. We have been able to support more than 1,200 immigrant families thanks to donors like you. Thank you for standing behind our immigrant neighbors.

Sincerely,

Sydney

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